

BILL NO. Z-81-01-22

ZONING MAP ORDINANCE NO. Z-09-81

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P-31.

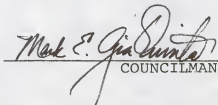
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated an R-A District under the terms of Chapter 33, The Code of the City of Fort Wayne, Indiana of 1974; and the symbols of the City of Fort Wayne Zoning Map No. P-31, referred to therein, established by Section 33-11 of said Chapter are hereby changed accordingly, to-wit:

A parcel of land located in the Northwest One-Quarter of Section 31, Township 30 North, Range 13 East, Allen County, Indiana more particularly described as follows, to-wit:

Commencing at the center of Section 31, Township 30 North, Range 13 East; thence North along the North-South centerline of Section 31 a distance of 443.0 feet to the point of beginning. BEGINNING at the above described point; thence continuing North along said North-South centerline a distance of 887.0 feet to the South line of the Northeast One-Quarter of the Northwest One-Quarter of Section 31; thence West along the South line of the Northeast One-Quarter of the Northwest One-Quarter a distance of 339.33 feet; thence South a distance of 870.8 feet; thence South 87° - 16' East a distance of 339.72 feet to the point of beginning, containing 6.85 acres of land more or less.

SECTION 2. That this Ordinance shall be effective upon passage, approval by the Mayor and legal publication thereof.


COUNCILMAN

APPROVED AS TO FORM AND
LEGALITY JANUARY 23, 1981.


JOHN E. HOFFMAN, CITY ATTORNEY

Read the first time in full and on motion by Dia Junta, seconded by Salinas, and duly adopted, read the second time by title and referred to the Committee Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 1-27-81

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by Dia Junta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~1981~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>6</u>	<u>3</u>	_____	_____	_____
BURNS	_____	<u>X</u>	_____	_____	_____
EISBART	<u>X</u>	_____	_____	_____	_____
GIAQUINTA	<u>X</u>	_____	_____	_____	_____
NUCKOLS	<u>X</u>	_____	_____	_____	_____
SCHMIDT, D.	_____	<u>X</u>	_____	_____	_____
SCHMIDT, V.	<u>X</u>	_____	_____	_____	_____
SCHOMBURG	<u>X</u>	_____	_____	_____	_____
STIER	_____	<u>X</u>	_____	_____	_____
TALARICO	<u>X</u>	_____	_____	_____	_____

DATE: 3-24-81

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) No. 3-09-81 on the 24th day of March, 1981.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of March, 1981, at the hour of 11:30 o'clock A M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 25th day of March 1981, at the hour of 4 o'clock P M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

Hold until 3/24/81 neg. 17-00

BILL NO. Z-81-01-22

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE amending the City of Fort Wayne Zoning Map No P-31

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE No Recommendation

MARK E. GIAQUINTA, CHAIRMAN

Mark E. Giaquinta

SAMUEL J. TALARICO, VICE CHAIRMAN

Samuel J. Talarico

VIVIAN G. SCHMIDT

Vivian G. Schmidt

JAMES S. STIER

James S. Stier

DONALD J. SCHMIDT

Donald J. Schmidt

3-24-81
DATE 3-24-81 CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

24 February 1981

Members of the Common Council
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a resolution pertaining to a zoning ordinance amendment acted upon by the City Plan Commission at their meeting held February 23, 1981. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance:

1. Bill No. Z-81-01-22
2. From R-1 to R-A
3. Intended Use: Multiple Family Development
4. Plan Commission Recommendation: DO PASS

This ordinance received a DO PASS recommendation for the following reason:

- a. This request is a logical extension of a residential district that will permit multiple family development.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT & PLANNING

Gary F. Baeten *pb*
Gary F. Baeten
Senior Planner

GFB:pb

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on January 27, 1981 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-81-01-22; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

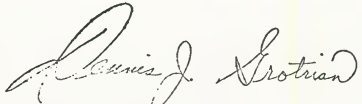
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on February 9, 1981;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the City, and the amendment will not be detrimental to and does not conflict with the overall City Plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held February 23, 1981.

Certified and signed this
24th day of February 1981.

A handwritten signature in dark ink, appearing to read "Dennis J. Grotrian", is written over a light blue horizontal line.

Dennis J. Grotrian
Secretary

RECEIPT

Date 1-14 1981 No. **15901**

Received From Smalson, et al

Address 2100 FWNB

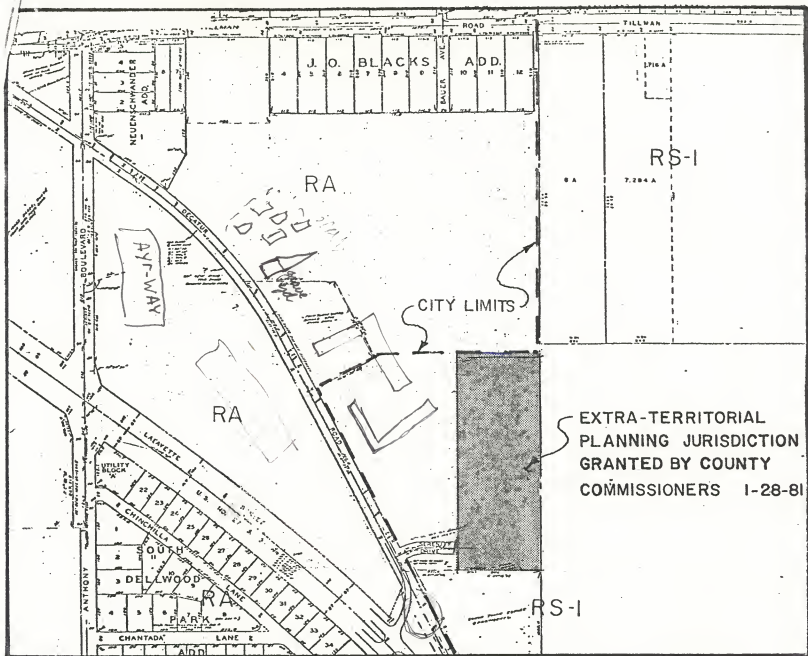
Life 00/100 Dollars \$ 50.00

For 1 from R-1 to R-A

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	✓	
BALANCE DUE			MONEY ORDER		

By Lat B.

16310



Request To Rezone From R-1 To RA

Map No. p-31

Z-81-01-22



RECEIVED

RECEIPT NO. _____

DATE FILED _____

THIS IS TO BE FILED IN DUPLICATE

FORT WAYNE CITY INTENDED USE
PLAN COMMISSION

~~XXXX~~ AMERICAN FLETCHER NATIONAL BANK & TRUST COMPANY, By Paul B. McNellis, Its
(Applicant's Name or Names) Attorney

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne
Indiana, by reclassifying from a/an R-1 District to a/an R-A
District the property described as follows:

A parcel of land located in the Northwest One-Quarter of Section 31,
Township 30 North, Range 13 East, Allen County, Indiana, more particularly
described as follows, to wit:

Commencing at the center of Section 31, Township 30 North, Range 13
East; thence North along the North-South centerline of Section 31
a distance of 443.0 feet to the point of beginning. BEGINNING at
the above described point; thence continuing North along said North-
South centerline a distance of 887.0 feet to the South line of the
Northeast One-Quarter of the Northwest One-Quarter of Section 31;
thence West along the South line of the Northeast One-Quarter of
the Northwest One-Quarter a distance of 339.33 feet; thence South
a distance of 870.8 feet; thence South 87°-16' East a distance of
339.72 feet to the point of beginning, containing 6.85 acres of
land more or less.

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one
percentum (51%) or more of the property described in this petition.

AMERICAN FLETCHER NATIONAL
BANK & TRUST COMPANY

Indianapolis, Indiana

By: Paul B. McNellis
Paul B. McNellis, Its
Attorney

(Name)

(Address)

(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by _____.

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the
ordinance be taken under advisement shall be filed in writing and be submitted
to the City Plan Commission prior to the legal notice pertaining to the ordinance
being sent to the newspaper for legal publication. If the request for deferral,
continuance or request that ordinances be taken under advisement is received
prior to the publication of the legal ad being published the head of the Plan
Commission staff shall not put the matter on the agenda for the meeting at which
it was to be considered. The Plan Commission staff will not accept request
from petitioners for deferrals, continuances, withdrawals, or requests that an
ordinance be taken under advisement, after the legal notice of said ordinance
is forwarded to the newspaper for legal publication but shall schedule the matter
for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

Paul B. McNellis

Bonahoom, Chapman, McNellis

2100 Fort Wayne Bank Bldg

422-3547

& Michael (Name)

(Address & Zip Code)

(Telephone Number)

Fort Wayne, In. 46802

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning
and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street,
Fort Wayne, IN 46802 (PHONE: 219/423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hearing
approximately ten (10) days prior to the meeting.

DIGEST SHEET

*Held for 3/24/81
3-81-01-22*TITLE OF ORDINANCE Zoning Ordinance AmendmentDEPARTMENT REQUESTING ORDINANCE Long Range Planning & Zoning - CD&PSYNOPSIS OF ORDINANCE A tract of land approximately 339' by 880' containing
6.8 acres, located 500' feet east of Old Decatur Road and 1500' south of
Tillman Road.EFFECT OF PASSAGE Property is now zoned R-1 - Single Family Residence.Property will become R-A - Suburban Residential.EFFECT OF NON-PASSAGE Property will remain R-1 - Single Family Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____

(ASSIGN TO COMMITTEE (J.N.)) _____

Regulation



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk -- Room 122

March 31, 1981

Ms. Virginia Grace
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, Indiana 46802

Dear Ms. Grace:

Please give the attached full coverage on the dates of April 3 & April 10, 1981, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Annexation Ordinance

Bill No. X-81-01-17
Annexation Ord. X-01-81

Zoning Map Ord.

Bill No. Z-81-01-22
Zoning Map Ord. No. Z-09-81

Please send us eight (8) copies of the Publisher's Affidavit from both newspapers.

Thank you.


Charles W. Westerman
City Clerk

CWW:ne
ENCL: 1

LEGAL NOTICE

Notice is hereby given that on the 24th day of March, 1981, the Common Council of the City of Fort Wayne, Indiana in Regular Session did pass the following Bill No. Z-81-01-22 -- Zoning Map Ordinance No. Z-09-81, being AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P-31

I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana do hereby certify that Bill No. Z-81-01-22 -- Zoning Map Ordinance No. Z-09-81, said ordinance was signed and approved by the Mayor on the 25th day of March, 1981, and now remains on file and on record in my office.

Copies of Bill No. Z-81-01-22 -- Zoning Map Ordinance No. Z-09-81, will be posted for reading in the following places in Fort Wayne, Allen County, Indiana.

- (1) The main floor of the City-County Building
- (2) The bulletin board in the lobby of Downtown Fort Wayne Public Library
- (3) The bulletin board in the lobby at the East door of the Allen County Court House

Copies of Bill No. Z-81-01-22 -- Zoning Map Ordinance No. Z-09-81 will be available for reading in the following places in Fort Wayne, Allen County, Indiana

- (1) Reference Room in the north end of the main floor in said Downtown Public Library
- (2) The Journal of the Common Council Proceedings in the Office of the City Clerk of Fort Wayne, Indiana


Charles W. Westerman
City Clerk

I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, fulfilled and posted the above ordinance in the designated places as stated on April 3, 1981


Charles W. Westerman
City Clerk

Fort Wayne Common Council
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA**PUBLISHER'S CLAIM****LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines _____

Head number of lines _____

Body number of lines 52

Tail number of lines 3

Total number of lines in notice 55

COMPUTATION OF CHARGES

55 lines, 1 columns wide equals 55 equivalent lines at .276¢ \$ 15.18
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount) _____

Charge for extra proofs of publication (50 cents for each proof in excess of two) 6 extra 3.00

TOTAL AMOUNT OF CLAIM.

\$ 18.18**DATA FOR COMPUTING COST**

Width of single column 9.6 picas

Size of type 6 pointNumber of insertions 2Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*Arvilla Dewald*Date Apr. 10 81Title CLERKForm 904**PUBLISHER'S AFFIDAVIT**

State of Indiana
County SS:
Council Proceedings in the Office of the City Clerk of Fort Wayne, Indiana

CHARLES W. WESTERMAN
Charles W. Westerman
City ClerkI appeared before me, a notary public in and for said county and state, the undersigned, ARVILLA DEWALD, who, being duly sworn, saysis CLERK of theJOURNAL-GAZETTEDAILY

newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA
townCHARLES W. WESTERMAN
Charles W. Westerman
City Clerk**MENT HERE**

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for two times, the dates of publication being as follows: 4/3 - 4/10/81

Subscribed and sworn to before me this 10th day of April 19 81My commission expires November 29, 1981

Notary Public

Notice is hereby given that on the 24th day of March, 1981, the Common Council of the City of Fort Wayne, Indiana in Regular Session did pass the following Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81, being AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P-31.

I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana do hereby certify that Bill No. Z-09-81, said ordinance was signed and approved by the Mayor on the 25th day of March, 1981, and now remains on file and on record in my office.

Copies of Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81, will be posted for reading in the following places in Fort Wayne:

(1) The main floor of the City-County Building

(2) The bulletin board in the lobby at Downtown Fort Wayne Public Library

(3) The bulletin board in the lobby at the East door of the Allen County Court House

Copies of Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81, will be available for reading in the following places in Fort Wayne, Allen County, Indiana:

(1) Reference Room in the north end of the main floor in said Downtown Public Library

(2) The Journal of the Common

Fort Wayne Common Council
(Governmental Unit)

To JOURNAL GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

55 lines, 1 columns wide equals 55 equivalent lines at .276¢ cents per line \$ 15.18
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (50 cents for each proof in excess of two) 6 extra 3.00
TOTAL AMOUNT OF CLAIM. \$ 18.18

DATA FOR COMPUTING COST

Width of single column 9.6 picas Size of type 6 point
Number of insertions 2 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89, Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Arvilla DeWald

Date Apr. 10 19 81

Title CLERK

Form 904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is CLERK of the

JOURNAL GAZETTE
DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA town
in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for two times, the dates of publication being as follows: 4/3 - 4/10/81

Subscribed and sworn to before me this 10th day of April 19 81

My commission expires November 29, 1981

Notice is hereby given that on the 24th day of March, 1981, the Common Council of the City of Fort Wayne, Indiana, in Regular Session did pass the following Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81, being Amendment to the City of Fort Wayne, Indiana, do hereby certify that Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81, said ordinance was signed and approved by the Mayor on the 25th day of March, 1981, and now remains on file and on record in my office. Copies of Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81, will be posted for reading in the following places in Fort Wayne: (1) The main floor of the City-County Building (2) The bulletin board in the lobby of Downtown Fort Wayne Public Library (3) The bulletin board in the lobby at the East door of the Allen County Court House Copies of Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81 will be available for reading in the following places in Fort Wayne, Allen County, Indiana: (1) Reference Room in the front end of the main floor in said Downtown Public Library (2) The Journal of the Common

Fort Wayne Common Council

(Governmental Unit)

To NEWS-SENTINEL Dr.Allen

County, Ind

FORT WAYNE, INDIANA**PUBLISHER'S CLAIM****LINE COUNT**

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Head number of lines _____

Body number of lines _____

Tail number of lines _____

Total number of lines in notice _____

52355**COMPUTATION OF CHARGES**55 lines, 1 columns wide equals 55 equivalent lines at .276¢ 15.18
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount) _____

Charge for extra proofs of publication (50 cents for each proof in excess of two) 6 extra 3.00TOTAL AMOUNT OF CLAIM. 18.18**DATA FOR COMPUTING COST**

Width of single column 9.6 picas

Size of type 6 pointNumber of insertions 2Size of quad upon which type is cast. 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

D. ROOSETitle CLERK**PUBLISHER'S AFFIDAVIT**State of Indiana
ALLEN County SS:Personally appeared before me, a notary public in and for said county and state, the undersigned D. ROOSE who, being duly sworn, says that she is CLERK of theNEWS-SENTINELa DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for two times, the dates of publication being as follows: 4/3 - 4/10/81Subscribed and sworn to before me this 10th day of April 19 81My commission expires November 29, 1981Date 4/3/81

Notice is hereby given that on the 24th day of March, 1981, the Common Council of the City of Fort Wayne, Indiana in Regular Session did pass the following Bill: No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81, being AN ORDINANCE amending the City of Fort Wayne Zoning Map No. P-31 (1) Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana do hereby certify that Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81, said ordinance was signed and approved by the Mayor on the 25th day of March, 1981, and now remains in file and on record in my office.

Copies of Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81, will be posted for reading in the following places in Fort Wayne, Indiana:

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(3) The bulletin board in the lobby at the East door of the Allen County Court House

Copies of Bill No. Z-81-01-22 - Zoning Map Ordinance No. Z-09-81 will be available for reading in the following places in Fort Wayne, Allen County, Indiana:

(1) Reference Room in the north end of the main floor in said Downtown Public Library

(2) The Journal of the Common Council Proceedings in the Office of the City Clerk of Fort Wayne, Indiana

(1) The main floor of the City-

County Building

(2) The bulletin board in the

lobby of Downtown

Fort Wayne Public Library

(3) The bulletin board in the

lobby at the East door of the Allen

County Court House

Copies of Bill No. Z-81-01-22 -

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Wayne, Allen County, Indiana:

(1) Reference Room in the

north end of the main floor in said

Downtown Public Library

(2) The Journal of the Common

Council Proceedings in the Office

of the City Clerk of Fort Wayne,

Indiana

CHARLES W. WESTERMAN

Charles W. Westerman

City Clerk

of the City of Fort Wayne, Indi-

ana, fulfilled and posted the

above ordinance in the desig-

nated places as stated on April 3,

1981

CHARLES W. WESTERMAN

Charles W. Westerman

City Clerk

Fort Wayne Common Council

(Governmental Unit)

To **NEWS-SENTINEL** Dr.**Allen**

County, Ind

FORT WAYNE, INDIANA**PUBLISHER'S CLAIM****LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

52**3****55****COMPUTATION OF CHARGES**

55 lines, **1** columns wide equals **55** equivalent lines at **.276¢** **\$ 15.18**
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

6 extra**3.00****TOTAL AMOUNT OF CLAIM.****\$ 18.18****DATA FOR COMPUTING COST**

Width of single column 9.6 picas

Size of type **6** pointNumber of insertions **2**Size of quad upon which type is cast **.6**

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*D. Roose*Date **Apr. 10 81**Title **CLERK**

Form 903

PUBLISHER'S AFFIDAVITState of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned **D. ROOSE** who, being duly sworn, says that she is **CLERK** of the

NEWS-SENTINEL**DAILY**

a **DAILY** newspaper of general circulation printed and published in the English language in the city of **FORT WAYNE, INDIANA** town of

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for **two times**, the dates of publication being as follows:

4/3 - 4/10/81Subscribed and sworn to before me this **10th** day of **April** 19 **81****November 29, 1981**

My commission expires

fancy work items will
State and Maysville
a 1 p.m. in the church
Ladies Aid will spon-
nd Party

one on record in my office:
Copies of Bill No. 2-81-01-22 —
Zoning Map Ordinance No. 2-09-
81, will be posted for reading in
the following places in Fort
Wayne:

(1) The main floor of the City-
County Building
(2) The bulletin board in the
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Fort Wayne Public Library

(3) The bulletin board in the
lobby at the East door of the Al-
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(1) Reference Room in the
north end of the main floor in said
Downtown Public Library

(2) The Journal of the Common
Council Proceedings in the Office
of the City Clerk of Fort Wayne,
Indiana

CHARLES W. WESTERMAN

Charles W. Westerman

City Clerk

I, Charles W. Westerman, Clerk
of the City of Fort Wayne, Indi-
ana, fulfilled and posted the
above ordinance in the desig-
nated places as stated on April 3,
1981

CHARLES W. WESTERMAN

Charles W. Westerman

City Clerk

MARCH 10, 1981

STATEMENT

RE: BILL # 81-0122
REZONE AREA FROM R1 TO RA

I AM HANA STITH, PRESIDENT OF SUBURBAN HEIGHTS PROPERTY OWNERS ASSOCIATION. I REPRESENT 56 OF THE 57 FAMILIES WHO ARE MEMBERS OF SUBURBAN HEIGHTS ASSOCIATION.

I HAVE APPEARED BEFORE THIS COUNCIL ON PREVIOUS OCCASSIONS CONCERNING MATTERS FOR THE PRESERVATION AND CONTINUED BEAUTIFICATION OF OUR NEIGHBORHOOD. HERE LATELY IT HAS BEEN A DOWNWARD BATTLE TO MAINTAIN OUR NEIGHBORHOOD IN THE MANNER IN WHICH WE HAVE ALL TRIED SO HARD TO ACHIEVE.

YESTERDAY WE WERE AWAKEN BY A NIGHTMARE, ^ASEVENTY-FIVE UNIT PUBLIC HOUSING PROJECT BEING BLANNED TO BE BUILT ON OUR BACK DOOR STEPS. WE HAVE FOUGHT THIS PROJECT BUT IT SEEMS WE HAVE FOUGHT IN VAIN FOR THE PROJECT HAS BEEN APPROVED BY HUD TO BE BUILT IN OUR AREA.

TODAY WERE AWAKENED BY ANOTHER NIGHTMARE, AN EIGHTY-EIGHT ^{UNIT} PRIVATE LOW INCOME HOUSING APARTMENT COMPLEX, PLANNING TO BE BUILT ON OUR FRONT DOOR ~~DOOR~~ STEPS.

IT APPEARS THAT ONCE AGAIN LINES ARE BEING DRAWN, THE NORTH FOR THE MORE AFFLUENT AND THE SOUTH FOR THE MINORITIES AND LOW INCOME. I AM HERE TONIGHT TO TELL YOU THAT FORT WAYNE CANNOT GROW TO BE THE CITY THAT IT SHOULD WITH SUCH ^{OUTRAGEOUS} LINES BEING DRAWN IN THIS THE CITY OF CHURCHES. * ^{OBVIOUS}

SUBURBAN HEIGHTS PROPERTY OWNERS ALL OF WHOM MOVED FROM LOW INCOME AREAS TO MORE DESIREABLE AREAS, RESENT THE PLANNING, REZONING AND MANIPULATION TO MOVE THAT ENVIRONMENT BACK TO US. WE SAY THAT THE SOUTHERN PART OF THIS CITY HAS ENOUGH LOW INCOME HOUSING AND DOES NOT NEED ANY MORE.

WE WE ASK YOU, THE CITY COUNCIL, NOT TO PASS THIS BILL # 81-0122. TO REZONE THE AREA IN QUESTION FROM R1 TO RA, IN ORDER TO PERMIT THE BUILDING OF LOW INCOME MULTIPLE DWELLINGS IN THIS AREA.

I WOULD LIKE TO THANK THE COUNCIL FOR LISTENING AND GIVING ME THIS OPPORTUNITY TO APPEAR BEFORE YOU TONIGHT AND I WOULD LIKE TO THANK EACH ONE OF YOU PERSONALLY FOR YOUR DO NOT PASS VOTE ON ~~BFE~~ THIS BILL.

HANA STITH, PRESIDENT
SUBURBAN HEIGHTS PROPERTY
OWNERS ASSOCIATION

5620 GAYWOOD DRIVE
FORT WAYNE, INDIANA 46806

* Low income housing, public and private, has its woes and brings numerous problems, of which we are all aware, problems too numerous to name, that is why neighborhoods throughout America, protest low income housing.

NAMES OF SPEAKERS FOR CITY COUNCILASSOCIATION

- | | |
|------------------------|---|
| 1. Paul Castelo | Casselwood Association |
| 2. Barbara Shopman | Pettit-Rudisill Association |
| 3. Lena Kiermier | Oxford Association |
| 4. Ron Pepoy | Hoevelwood |
| 5. Carl McConnell | Continental Park |
| 6. Mitch Henke | Trier Ridge Park Association, Phase II |
| 7. John Riley | Eastland Gardens Association |
| 8. Pete Lindsey | Crown Colony Association |
| 9. Hanna Stith | — Permit City Suburban Heights Association |
| 10. Mike Fisher | Branning Hills Association |
| 11. Cleo Smith | Suburban Heights Association |
| 12. Phyllis Temple | Colonial Heritage Association |
| 13. George Hildenbrand | Homes by Hildenbrand |
| 14. Morey Eastin | Trier Ridge Park Association, Phase I |
| 15. Roger Summers | Village Woods. |

BONAHOOM, CHAPMAN, McNELLIS & MICHAELS

ATTORNEYS AT LAW

SUITE 2100

FORT WAYNE NATIONAL BANK BUILDING

FORT WAYNE, INDIANA 46802

OTTO M. BONAHOOM

HOWARD L. CHAPMAN

PAUL B. McNELLIS

PATRICK G. MICHAELS

CHARLES M. LOESER

GREGORY A. KAHR

TELEPHONE

AREA CODE 219

422-3547

March 11, 1981

City Clerk
City-County Building
Fort Wayne, Indiana 46802

Attention: Mrs. Eshcoff

In re: Z 81-01-22

Dear Mrs. Eshcoff:

Confirming this afternoon's telephone conversation, please place the following names on your agenda to speak in favor of the above-captioned ordinance: Paul B. McNellis, Robert A. Ryan, Mel Rutledge, Jr., Herb McGowan.

Thank you for your consideration in this matter.

Yours truly,

BONAHOOM, CHAPMAN, McNELLIS & MICHAELS


Paul B. McNellis

PBM/cak

*Paula Lee -
Southtown*

*Lowell Griffen
Appraiser*

*Carolyn Jones -
Legal Council
for N.A.A.C.P.*

*Bro Williams
Urban League*

Reverend Blackmon

Ruth P. Stephenson

Anna K. Bordner

Viola K. Grote

Walter F. Grote

Mina August

Marge Rose

Hatty Hurst

Viola Doran

Catherine Meier.

Gene E. Pratt

Louise E. Lister

Hittie Babine

Mary J. Moran

Geo. Smith

Lois Smith

Bland Underwood?

Edna J. Taylor

Hazel Rhston

Mary Deimickopoulos

Ester Eyster

Mary Talarico

Ruth M. Kullman

WE THE RESIDENTS OF SOUTH TOWNE SQUARE AGREE WITH OTHER SOUTHEAST RESIDENTS
THAT WE DO NOT FAVOR MORE LOW INCOME MULTI-FAMILY HOUSING IN THE SOUTHEAST
OF FORT WAYNE.

Hanni Hingely
E. A. Hochstetern
Vanda Kingoley
Elann L. Schell
Betty Stahl
Grace Hoon
Daniel A. Butler
Clarice Braun
Raynell Stevens
Helma Utrecht
Mary Watter
Geraldine Percot
Harnet Wagner
Alma Anderson
Bertha Smigera
Mary David
Harold R. David
Myrna Slutz
May Snyggson
Margaret Ann Telle
Ann M. Martin
Martha Pruiss
Effie Martin
Juanita Rudy
Ethel M. Miller
Clifton L. Snyder
Bob McFarland

Mary Carver
Mary Bowne
Harl Quackenbush
Herman Kogel
Miss Esther Smith
Elsie Newcomer
Laura Rice
Mary Diller
C. A. Patten
Herman Titman
Roger Bill
Thina Brooks
Blackup Littenmore
Viola Crestard
Nellie Garmann
Jay + Juanita Kella
Velma Kappert
Lela Swick
Helen Glusenkamp
Olive Burick
Eileen Norton
Ann Jensch
Luth Guin
Fun M. Guinn
Mary Cording
Ada Shirk
Clara Lemmings
Martha Elam
Betty Delcamp
Herman Mathias (over)

WE THE RESIDENTS OF SOUTH TOWNE SQUARE AGREE WITH OTHER SOUTHEAST RESIDENTS THAT WE DO NOT FAVOR MORE LOW INCOME MULTI-FAMILY HOUSING IN THE SOUTHEAST OF FORT WAYNE.

Martha Jane Terrey
Aurea Cleland

Mildred Buckmaster

Ruth Lee

Frances D. Brennan

Mary E. Henry

Rosa Haaler

Ella M Swenson

Emma Bruenkagen

Norma Wyson

Ora Polio

Myrtle W. Carlson

Hachosen Clark

Helen Westerkansen

Elizabeth Sney

Paul H Sney

Willie Sney

Lois Titson

Beulah Scott

Paul Vickmore

~~Edna~~
Lillian Mager

Bladys Kitchen

Hazel P. Bennett

Connie S Jackson

Edward Taylor

Mildred Shaul

Josephine Bowland

Chuck Vinod

Paul H. Kirkwood

Ralph H. Hoffman

Marie Hoffman

Elena D. Kesterhungen

Al Anderson

Mrs A R Anderson

Stephen Kelliver

Angie Carretta

Faye Johnston

Auna M. Goebelt

Liza Sloan

Guy D. Morgan

Ann Johnson

Doris Isaacson

Vonda Smith

Jessie Hayes

Jeanne Miller

Marie McHarr

Rose Young

Mary A. Cook

Enellyne Riley

Frances O'Reilly

Lottie Surfers

Genevieve White

O. G. Mager.

Harry C. Knoff

Alta Hatfield

Merle Slabber

Barbara Poitras

Sasha Jeffries

Mr and Mrs Thomas Bern

Rebecca Timmers

Ann & Westhouse

Madeline F. Riscall

Agnes Copenhaver

Clara Mueller

Josephine Fanning

Pearl Shidler

Mr. & Mrs. Clayton A. Pensud

Leon R. Heim

Edo Gerardot

June Kaszowski

Muriel Stowell

Miss Steep.

Anna E. Bacon

Belle Thagnacci & Mrs Thagnacci

Heta Seidel

Myrtle F. Ornelson

Steve Seidel

Lillian Evard

Alma A. Hys

Dorothy Sveigart

Dorothy E. Bartle

Ananda Sveigart

James Farmer

Myrtle Farmer

Jim Cuckmore

Belle Snyder

William Snyder

Marie Van Ryn

Charles J. Jackson

Donald Haag

Virginia O'Hanlon

March 10, 1981

To: City Council of Fort Wayne, Indiana
From: Branning Hills Community Association
Subj: Rezoning of 6.85 acres of land located at the East end
of Serenity Drive, approximately 1300 feet South of
Tillman Road in Section 31, Adams Township

Mr. President and members of the Council:

We, the residents of the Branning Hills subdivision are here tonight to express our strong objections to the proposed rezoning of the 6.85 acres of land located at the East end of Serenity Drive, approximately 1300 feet South of Tillman Road in Section 31 of Adams Township, for the express purpose of constructing yet another low-income housing project in the Southeast section of Fort Wayne, namely the Centennial Townhouse Apartments.

This opposition is in light of the disproportionate allocation of low-income housing projects in the Southeast Fort Wayne area.

Presently, two projects already exist at, or in close proximity to the proposed site, namely, the Tall Oaks Highrise Apartment complex and the Southtown Square Apartments. In addition to these two projects, we are also faced with the ongoing proposal for yet another 75 unit, low-income project at the Old Decatur Road, Hana Street, Paulding Road area.

Although, we are very much in support of adequate, affordable housing for the needy, it is a fact of life that in areas which have a disproportionately large number of low-income housing units,

the value of the surrounding residential properties decrease ~~in~~
~~value~~, or at best, fail to keep pace with the increase in home-
owners' equity realized elsewhere in the community.

As middle income taxpayers, who, through our equally disproportion-
ate tax burden, are already paying for the development and
subsequent sustenance of such low-income housing projects, we
should not be forced to bear the additional burden of lost dollars
through decreased property values and lost equity values.

We also wish to protest the lack of concern shown by the developer
and the city for the concerns of the residents of the surrounding
communities to the proposed site. If it were not for the questions
raised at the last Council meeting by Mr. GiaQuinta and Mr. Stier,
we would not have been aware of the proposed rezoning and construc-
tion of the project.

Further, not only do we feel that a more suitable site for the
project could be found in an area without the number of other
low-income units we have, we question the use of Federal money
by an outsider to the community, in developing new low-income
housing, when that money could be used to refurbish single family
dwellings presently in existence and provide them at an affordable
price to the needy.

For these reasons, we respectfully request that the City Council
of Fort Wayne deny the request for rezoning of that property, and
to further investigate ways in which that Federal money could be
used to the benefit of all.

A handwritten signature in cursive script, reading "Micheal D. Fisher". The signature is written in dark ink and is positioned above a horizontal line.

Micheal D. Fisher, President
Branning Hills Community Association

NAME (Signature)

ADDRESS

DATE _____

[illegible]

213

We the undersigned, as residents of Fort Wayne and Allen County, duly PETITION the Common Council of Fort Wayne to reject (DO NOT PASS) ORDINANCE Z-81-01-22, which, if passed, would rezone 6.85 acres of land at the East end of Serenity Drive, approximately 1300 feet South of Tillman Road from single family suburban residential to multifamily residential for the express purpose of constructing the Centennial Townhouse Apartments, a Section 8, low-income apartment complex.

21

NAME (Signature)	ADDRESS	DATE
<i>Jerrell S. Angel</i>	5214 YORKSHIRE DRIVE FORT WAYNE, INDIANA 46806	3-12-81
<i>Betty L. Snyder</i>	5214 Yorkshire Drive Ft. Wayne, Indiana 46806	3-12-81
<i>Edward L Davis</i>	1411 Florida Dr Ft Wayne IN 46805	3-12-81
<i>Joseph L Braun</i>	5224 YORKSHIRE DRIVE FORT WAYNE, INDIANA	3-15-81
<i>Lore Braun</i>	5224 Yorkshire Dr	3-14-81
<i>A.M. Bonahoom</i>	5302 Yorkshire Dr	3-14-81
<i>M. Bonahoom</i>	5302 Yorkshire Dr.	3-14-81
<i>Clifford H. Smith</i>	5310 Yorkshire E.	3-14-81
<i>John W. Metzger</i>	5320 Yorkshire Dr.	3-14-81
<i>Augustine D. Gregory</i>	5417 Yorkshire Dr.	3-14-81
<i>John D. Gregory</i>	5417 Yorkshire Dr.	3-14-81
<i>Richard D. Meyer</i>	5407 Yorkshire Dr.	3-14-81
<i>Nancy K. Meyer</i>	5407 Yorkshire Dr.	3-14-81
<i>Donna M. Gittly</i>	5371 Yorkshire Dr	3/14/81
<i>John F. Kuchnig</i>	5225 YORKSHIRE DR.	3-14-81
<i>Edna A. Kuchnig</i>	5225 Yorkshire Dr	3-14-81
<i>Charles L. Kuchnig</i>	5117 Yorkshire Dr	3/14-81
<i>Paul E. Roth</i>	5029 Yorkshire Dr	3/14-81
<i>Margaret A. Roth</i>	5029 Yorkshire Dr.	3/14-81
<i>Barbara Muntzer</i>	5127 Yorkshire Dr	3/14/81
<i>Robert Muntzer</i>	5127 Yorkshire	3/14/81

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NAME (Signature)

ADDRESS

DATE

<i>Mr. Mon. Schiefel</i>	<i>3512 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Thomas Hase Gary</i>	<i>3506 Mono Gene Dr</i>	
<i>W. F. Barksdale</i>	<i>3494 Mono Gene Dr</i>	<i>3-13-81</i>
<i>W. J. H. H. H. H.</i>	<i>3305 Mono Gene Dr</i>	
<i>Dice H. Wright</i>	<i>3226 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Jimmy B. Cook</i>	<i>3220 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Mrs. G. H. Steffen</i>	<i>3211 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Edward M. Sory</i>	<i>3221 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Marie Nypen</i>	<i>3233 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Gordon E. Nypen</i>	<i>3233 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Mrs. Max Roeder</i>	<i>3305 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Mr. Roeder</i>	<i>3305 Mono Gene Dr</i>	<i>3-13-81</i>
<i>E. E. Lavinie</i>	<i>3325 Mono Gene Dr</i>	<i>3-13-81</i>
<i>E. E. Lavinie</i>	<i>3325 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Phillip Jones</i>	<i>5606 McClellan St.</i>	<i>3-13-81</i>
<i>Ann Lancaster</i>	<i>3403 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Chas. Lancaster</i>	<i>3403 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Mrs. Jerry Lipekind</i>	<i>3415 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Charles D. Collyer</i>	<i>3435 Mono Gene Dr</i>	<i>3-13-81</i>
<i>Beverly A. Halpern</i>	<i>3322 Mono Gene Dr</i>	<i>3-15-81</i>

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NAME (Signature)

ADDRESS

DATE

Larson Muth	5766 Danvers Court	3-15-81
Alice Snyder	3517 Plaza	3-15-81
Stephen E. McGarry	6130 Hefate Dr.	3-15-81
Garry J. Zenger	3422 Jasper Lane	3-15-8
James J. Rath	6006 Tillman Rd.	3/15/81
E. J. Wagle	2701 So. Coliseum	3/15/81
Paul H. H. H.	6621 CASINO DRIVE	3/15/81
Robert L. Leas	2130 E. RUDISILL BLVD.	3/15/81
Ethel M. Leas	2130 E. Rudisill Blvd.	3/15/81
James J. Solinger	3528 GEDDES CT.	3/15/81
Kaye J. Lukinsig	3528 Dodson Ct	3/15/81
Carla Beth Mathias	6621 Casino Dr	3/15/81
Dorothy J. Rath	6006 Tillman Rd.	3/15/81
Robert Muth	3432 Montagne Dr.	3/15/81
Jim Newport	3407 Casselwood Dr.	3/15/81
Jim Newport	3407 Casselwood Dr	3/15/81
James Dennes	9905 MOURGUEVILLE RD Ft Wayne	3/15/81
Jim Bailey	8809 Maples Rd.	3/15/81
Rhonda Bailey	8809 Maples Rd	3/15/81
Walter J. Muth	5106 Danvers Ct.	3/15/81
Knob E. Longbaugh	2001 E Rudisill	3/15/81

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21

NAME (Signature)	ADDRESS	DATE
Mary Ann Sumier	5417 Sherrill Dr.	3-13-81
Robert Craig	3325 Beatrice Dr.	3-13-81
Betty Craig	3325 Beatrice Dr.	3-13-81
R. E. Sumier	5417 Sherrill Dr.	3-13-81
R. A. Caccamo	3302 Beatrice Dr.	3-15-81
Marvin E. Ruhl	3324 Beatrice Dr.	3-15-81
Beth Ruhl	3324 Beatrice Dr.	3-15-81
Mike Kester	3412 Beatrice Dr.	3/15/81
W. Y. Thrapp	3422 Beatrice Dr.	3-15-81
James Thrapp	3422 Beatrice Dr.	3-15-81
Paul R.	3422 Beatrice Dr.	3-15-81
Emily C. Pierce		
Bonnie Castle	4707 Lillian Street	3-15-81
Rick A. Castle	" " "	3-15-81
Connie Saalfrank	2610 Hughes Dr.	3-16-81
Laura Leedix	6415 Heaven Cassel	3/16/81
Marcella Gallogly	5202 Standish Dr.	3/16/81
Robert A. Gallogly	5202 Standish Dr.	3/16/81
Bob Saalfrank	2610 Hughes Dr.	3-16-81
Charles Upder	3334 Beatrice Dr.	3-16-81
Tale Upder	3334 BEATRICE DR.	3-16-81

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22

NAME (Signature)	ADDRESS	DATE
Matt & Hester Jackson	3215 Larkwood Lane	3/14/81
Roy & Marguerite	5709 Hessen Cassel Rd.	3/14/81
Janet A. Foss	5117 Hessen Cassel Rd.	3/14/81
Edward W. Fox	5117 Hessen Cassel Rd. #1	3/14/81
Edith E. Cox	5107 Hessen Cassel Rd.	3/14/81
James Panchal	5031 Hessen Cassel Rd.	3/14/81
Carol Kandal	5051 Hessen Cassel	3/14/81
Oliver Kahle	5081 Hessen Cassel	3/14/81
Kim R. Davis	5021 Hessen Cassel	3-14-81
W. Stein	5405 Sherrill Dr.	3-14-81
Walter G. Leggett	5311 Sherrill Dr.	3-14-81
Orlando P. Longley	5303 Sherrill Dr.	3/14/81
Beverly M. Longley	5303 Sherrill Dr. Ft. Wayne	3/14/81
Joseph C. Orger	5229 Sherrill Dr. Ft. Wayne	3/14/81
Don Ransom	5221 Sherrill Dr. Ft. Wayne	3/14/81
Don Ransom	5221 Sherrill Dr. Ft. Wayne	3/14/81
Augusto Smith	5211 Sherrill Dr.	3/14-81
J. Donald Phillips	5127 Sherrill Dr.	3/14/81
Marjorie Phillips	5127 Sherrill Dr.	3-14-81
Eugen Heikainsky	5108 Sherrill Dr.	3-14-81
Mario E. Heikainsky	5108 Sherrill Drive	3-14-81

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50

NAME (Signature)

ADDRESS

DATE

Ernest J Daws	3415 Heritage Dr	3-14-81
Bernadette F Daws	3415 Heritage Dr.	3-14-81
Walter and Wilton More, Jr	3405 Heritage Drive	3-14-81
Lynell Moore	3405 Heritage Drive	3-14-81
Wilton More, Jr	3405 Heritage Drive	3-14-81
Ernest Shields	3333 Heritage Dr	3-14-81
Frederick Shields	3333 Heritage Dr	3-14-81
Donald McKay	3318 Heritage Dr.	3-14-81
Emily McKay	3318 Heritage Dr.	3-14-81
William Garrison	3308 Heritage Dr	3-14-81
Shirley Garrison	3308 Heritage Dr	3-14-81
James K. Okudice	3222 Heritage Dr.	3-14-81
Olivia W. Miller	3425 Heritage Dr.	3-15-81
Helen Muller	3425 Heritage	3-15-81
John Nibbelde	5009 Yorkshire	3/15/81
Clarice Jackson	3323 Heritage Dr.	3/15/81
James Barfield	3307 Heritage Dr.	3/15/81
Helen Doyle	3221 Heritage Dr.	3/15/81
Lois Cross	3210 Heritage Dr.	3/15/81
John Banker	3230 Heritage Dr	3/15/81
Mark Johnson	3323 Heritage Dr	3/15/81

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13

[illegible]

[illegible]

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[illegible]

[illegible]

Shir Lodge I

We the undersigned, as residents of Fort Wayne and Allen County, duly PETITION the Common Council of Fort Wayne to reject (DO NOT PASS) ORDINANCE Z-81-01-22, which, if passed, would rezone 6.85 acres of land at the East end of Serenity Drive, approximately 1300 feet South of Tillman Road from single family suburban residential to multifamily residential for the express purpose of constructing the Centennial Townhouse Apartments, a Section 8, low-income apartment complex.

NAME (Signature)	ADDRESS	DATE
Don Miller	7724 Newlin	3-14-81
Menfarnish	7710 Newlin Dr	3-14-81
Sharon A. Lanish	7710 Newlin Dr	3-14-81
Elsie Whitehart	7701 Ketting	3-14-81
Ethel Mitch	7709 Ketting	3-14-81
Eugene E. Mitch	7709 Ketting	3-14-81
Judith Pres	7717 Ketting	3-14-81
h. Japic Pres	7717 Ketting	3-14-81
Laura Redding	7730 Newlin	3-14-81
John R. Redding	7730 Newlin	3-14-81
Nancy L. Miller	7724 Newlin Dr	3-14-81
Mr. Glenn W. Foster	7706 Gathings Dr	3-14-81
Glenn W. Foster	7706 Gathings Dr	3-14-81
Maurice D. Hartman	7712 Gathings Dr.	3-14-81
Barbara Hartman	7712 Gathings Dr.	3/14/81
Marlyn Scott	7722 Gathings Dr	3/14/81
Bruce Scott	7722 Gathings Dr	3/14/81
Russell Brayton	7730 Gathings Dr	3/14/81
Tom Lamer	7716 Newlin Dr	3/14/81
Danny M. Snyder	3311 Montague Dr.	3/15/81
Luella R. Snyder	3311 Montague Dr	3/15/81

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NAME (Signature)	ADDRESS	DATE
Donald Curtis	3512 Debeney Dr.	3-14
Betty Curtis	3512 Debeney Dr.	3-14
Edl. Henderson	7626 Oak Knolls Dr.	3-14
Aurora Matthews	7626 Oak Knolls Dr.	3-14
Adelee Clefton	3525 Contessa Dr.	3-14
W.K. Fitchall	3519 Contessa	3-14
Virginia Fitchall	" "	3-14
Wendell R. Higgins	3525 Contessa Dr.	3-14
Judith Ann Higgins	3505 Contessa Dr.	3-14
Linda Hill	3506 Contessa Dr.	3-14
Delroy Hill	3506 Contessa Dr.	3-14
Janice Schult	3432 Contessa Dr.	3-14
Daniel Schult	3432 Contessa Dr.	3-14
Goldie Dauter	3431 Contessa Dr.	3-14
Jim Dauter	3431 Contessa Dr.	3-14
Nancy De Vincent	3424 Contessa Dr.	3-14
Sam De Vincent	3424 Contessa Dr.	3-14
Jess Gibson	3415 Contessa Dr.	3-14
George Gibson	3415 Contessa Dr.	3-14
Thelma Lloyd	3416 Contessa Dr.	3-14
Carl C. Smith	3416 Contessa Dr.	

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NAME (Signature)	ADDRESS	DATE
Golda Reynolds	3511 Debeney Dr.	3/14/81
Pat A. Springer	3517 Debeney Dr.	3/14/81
Jacqueline B. Springer	3517 Debeney Dr.	3/14/81
James R. Cox	3516 Debeney Dr.	3/14/81
Gloria J. Cox	3516 Debeney Dr.	3/14/81
Naup J. Evans	3431 Debeney Dr.	3/14/81
Tina L. Evans	3434 Debeney Dr.	3/14/81
Victoria J. Hemminger	3426 Debeney Drive	3/14/81
Michael Hemminger	3426 Debeney Drive	3/14/81
Steve Jacobs	3420 Debeney Dr.	3/14/81
Jay Schoenle	3406 Debeney Dr.	3/14/81
Marie B. Schoenle	3406 Debeney Dr.	3/14/81
George Z. Campbell	3333 Debeney Dr.	3/14/81
Ann M. Briggs	3407 Debeney Dr.	3/14/81
Toni Hies	7524 Ensign Ct.	3/14/81
Karen A. Kracum	3523 Debeney Dr.	3/14/81
Carol S. Kracum	3523 Debeney Dr.	3/14/81
Carl Holbrook	7608 Ensign Ct.	3/14/81
Kim E. Holbrook	7608 Ensign Ct.	3/14/81
Maurice K. Campbell	3333 Debeney Dr.	3/14/81
James R. Felix	3414 Debeney Dr.	3/14/81

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NAME (Signature)	ADDRESS	DATE
Dorothy J. Drees	7489 Verona Dr. 46816	3/14/81
Charles A. Drees	7629 Verona Dr. 46816	3/14/81
John L. Smithers	7711 Verona Dr. 46816	3/14/81
Erilyn Smithers	7711 Verona Dr. 46816	3/14/81
Albata Lebring	7707 Verona Dr. 46816	3/14/81
James H. Lytal	3705 Rebering Dr. 46816	3/14/81
Linda A. Lytal	3705 Rebering Dr. 46816	3/14/81
Marion B. Bausexman	3633 Rebering Dr. 46816	3/14/81
David J. Bausexman	3633 Rebering Dr. 46816	3/14/81
Jacqueline Mosberg	7603 Verona Dr. 46816	3/14/81
Jack W. Mosberg	7603 Verona Dr. 46816	3/14/81
Harold S. Finner	3618 MONTAGNE Dr. 46816	3/14/81
Clyde Burton	3704 Montague	3/14/81
Paul Cottrell	3712 Montague	3/14/81
Guth Cottrell	3712 Montague	3/14/81
Dennis A. Golin	7733 Verona Drive	3/14/81
Harry Slick	7615 Verona Dr.	3/14/81
Catherine Slick	7615 Verona Dr.	3/14/81
Rebecca S. Korr	7609 Verona Dr.	3/14/81
John C. Korr	7609 Verona Dr.	3/14/81
Eloise C. Hunter Jr.	3711 Rebering Dr.	3-14-81

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NAME (Signature)	ADDRESS	DATE
Sharon Safford	3628 Tellman Rd 46816	3/5/81
Robert M. Giff	3628 Tellman Rd 46816	3/5/81
R. Tays-Giff	3618 Deberry Dr 46816	3/5/81
Marquitta L. Fawcett	3628 Deberry Dr. 46816	3/15/81
Robert Fawcett	3628 Deberry Dr	3/15/81
Jack M. Dawson	7616 Verona Dr	3/15/81
Pearl Dawson	7616 Verona Dr FW 16	3/15/81
Michael L. Young	7622 Veron Dr.	3/15/81
Melvin Young	7622 Veron Dr.	3/15/81
Marci Schachtelgradi	7630 Verona Dr.	3/15/81
Dane Kell	7708 Verona Dr	3/5/81
Mrs. Edith Bondt	7722 Verona Dr.	3/15/81
Dwanna Mitchell	7729 Gathings Dr	3/15/81
Mr. & Mrs. Steve Sipe	7715 Gathings Dr.	3/15/81
Joe D. Morris	7703 Gathings Dr.	3/15/81
Eileen G. Morris	7703 Gathings Dr. Ft Wayne IN 46816	3-15-81
D. J. Kell	7631 Gathings Dr Fort way	3/15/81
George Mangor	7623 GATHINGS DR.	
Michael D. Fulk	7617 Gathings Dr	3/15/81
Michael D. Fulk	7617 Gathings Dr.	3/15/81
Terrence K. Kell	7708 Verona Dr	3/17/81

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NAME (Signature)	ADDRESS	DATE
Wilson W. Frisch	3523 Montague Drive	3/13/81
Alma P. Frisch	3523 Montague Dr.	3/13/81
Lea A. Mowrer	7613 Ensign Ln.	3/13/81
Sharon K. Mowrer	7613 Ensign Court	3/13/81
Don Conner	3534 MONTAGUE	3/14/81
Leanne B. Conner	3534 Montague Dr.	3/14/81
Stewart C. Rato	3524 Montague Dr.	3/14/81
Jan Meyer	3515 MONTAGUE	2-14-81
Richard D. DeBolt	3507 Montague	3-14-81
Delores M. DeBolt	3507 Montague	3-14-81
Luis M. Scheele	3424 Montague	3-14-81
Michael D. Collier	3423 Montague	3/14/81
Gerald C. Kial	3415 Montague	3/14/81
Paul G. Ubo H	3416 Montague	3/14/81
Mrs. John Schuller	3408 Montague	3/14/81
John Schuller	3408 Montague	3/14/81
James R. Mand	3305 Montague Dr.	3/14/81
Antonie S. Mank	3305 Montague Dr.	3/15/81

* * P E T I T I O N * *

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[illegible]

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[illegible]

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NAME (Signature)	ADDRESS	DATE
Wilma Klean Walker	7215 Woodlynn Dr.	3/14/81
Donald Warbleuk	7220 Woodlynn Dr.	3/14/81
Anna Marie Dickmeyer	7227 Woodlynn Dr.	3/14/81
Leonard W. Dickmeyer	7227 Woodlynn Dr.	3/14/81
Prudy Jo Lindall	7233 Woodlynn Dr.	3/14/81
Robert C. Rell	7233 Woodlynn Dr.	3/14/81
Loren Smitley	7232 Woodlynn Dr.	3/14/81
Richard Smitley	7232 Woodlynn Dr.	3/14/81
Betty Patterson	4525 Sanford Ln.	3/14/81
Fred Grossman	4519 Sanford "	3/14/81
Marg. Grossman	4519 " "	3/14/81
Clayton Funk	4508 Sanford Ln.	3/14/81
Rodger Funk	4508 Sanford Ln.	3/14/81
Joseph Zimmerman	4516 Sanford Ln.	3/14/81
Margaret Jenkins	4432 Sanford Dr.	3/14/81
Barbara H. Schrader	4505 Sanford Ln.	3/14/81
Richard P. Schroeder	4505 Sanford Lane	3/14/81
Sandy Kysarow	4416 Sanford Lane	3/14/81
Walter Rysiana	4416 Sanford Ln.	3/14/81
Tom Weber	4411 Sanford Ln.	3/14/81
Joann Weber	4411 Sanford Ln.	3/14/81

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NAME (Signature)	ADDRESS	DATE
Joan C. Foltz	4332 Sanford Lane	3/14/81
Thomas R Foltz	4332 Sanford Lane	3/14/81
Edith & Durrell Lingle	4403 Sanford Lane	3-14-81
Ronald R. Ervin	4325 Sanford Lane	3-14-81
Paul Ervin	4325 Sanford Lane	3-14-81
Gilbert R Carl	4324 Sanford Lane	3-14-81
Marjorie J. Carl	4324 Sanford Lane	3/14/81
George A. Surine	4311 Sanford Ln.	3/14/81
Gene C. Surine	4311 Sanford Ln.	3-14-81
Henna (Schumann)	4305 Van Horn Lane	3/14-81
Paul Glendening	4228 Sanford Lane	3/14/81
Mabel Glendening	4228 Sanford Lane	3/14/81
Caryl Prepper	4314 Whiteford Ln	3-14-81
Sammy Prepper	4314 WHITEFORD LN.	3-14-81
Appelle Emrick	4325 Whiteford Ln	3/14/81
Walter E. Bishop	4406 Whiteford Ln	3/14/81
Cabin H Bishop	4406 Whiteford Ln	3/14/81
Oliver B. Lawrence	4414 Whiteford Ln	3/14/81
B. Gerald Lawrence	4414 Whiteford Ln.	3/14/81
Harold R. L.	4409 Whiteford Ln	3/14/81
Shirley L. L.	4409 Whiteford Ln.	3/14/81

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NAME (Signature)	ADDRESS	DATE
Luther A. Godes	4415 Whiteford Ln	3/14/81
Nancy Cordes	" "	3-14-81
Dave P. Wiegman	4423 Whiteford Ln	3/19/81
Ruth Ann Wiegman	4423 Whiteford Lane	3/14/81
Paula Hamm	4422 Whiteford Lane	3/14/81
Mike Hamm	4422 Whiteford Lane	3/14/81
Donna Morris	4626 Whiteford Lane	3/14/81
Don Morris	4626 Whiteford Lane	3/14/81
Jasper E. Mergenthal	4515 Whiteford Lane	3/15/81
Andrea K. Mergenthal	4515 Whiteford Lane	3/15/81
Mary E. Pyle	7903 Dorseth Drive	3/15/81
Judith Stovers	4217 Rudgers Ln	3/15/81
William M. Walker	7215 Woodlynn Drive	3/15/81
Grace Ragan	7223 Woodlynn Dr.	3/15/81
Jackie Miller	4619 Whiteford	3/15/81
Beverly P. Carson	4627 Whiteford	3-15-81
Bill Carson	4627 Whiteford	3-15-81
Dr. William M. Carson	4627 Whiteford	3-15-81
Timothy M. Bat	4810 Devonshire Dr.	3-15-81
Melinda Mapp	7234 Trenton	3-15-81
Joseph M. Zza	7234 Trenton	3-15-81

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NAME (Signature)	ADDRESS	DATE
<i>Herbert A. Banau</i>	<i>17228 TREVERTON DR.</i>	<i>3-15-81</i>
<i>Carol S. Ladd</i>	<i>7362 Treverton Ct</i>	<i>3-15-81</i>
<i>Mary R. Hatch</i>	<i>7221 Treverton Dr.</i>	<i>3-15-81</i>
<i>Frank P. Dele</i>	<i>7209 Treverton Dr.</i>	<i>3-15-81</i>
<i>Lauren P. Peck</i>	<i>7209 Treverton Dr.</i>	<i>3-15-81</i>
<i>Carolyn Horon</i>	<i>7212 Treverton Dr.</i>	<i>3-15-81</i>
<i>Star Horon</i>	<i>7212 Treverton Dr.</i>	<i>3-15-81</i>
<i>Ron Patterson</i>	<i>4525 Sanford Lane</i>	<i>3-15-81</i>
<i>Dean Stevens</i>	<i>4217 Richfield Ln</i>	<i>3-15-81</i>
<i>Suzanne Schreuer</i>	<i>4211 Richfield Ln</i>	<i>3/15/81</i>
<i>Cindy Schreuer</i>	<i>4211 Richfield Lane</i>	<i>3/15/81</i>
<i>Karl Schumann</i>	<i>4225 Richfield Ln</i>	<i>3/15/81</i>
<i>Cindy Schumann</i>	<i>4225 Richfield Ln.</i>	<i>3/15/81</i>
<i>Barbara W. Spidelich</i>	<i>7220 Woodlyn Dr.</i>	<i>3/15/81</i>
<i>Kathy Planch</i>	<i>7030 Treverton Dr.</i>	<i>3/15/81</i>
<i>Ann Quish</i>	<i>7030 Treverton Dr.</i>	<i>3-15-81</i>
<i>Carol Everest</i>	<i>7211 Woodlyn Dr</i>	<i>3-15-81</i>
<i>Hiloka Neireuter</i>	<i>6720 Prescott Ct</i>	<i>3-16-81</i>
<i>Carl R. Neireuter</i>	<i>" " "</i>	<i>3-16-81</i>
<i>Opal R. Powell</i>	<i>7028 Autumn View Dr.</i>	<i>3-16-81</i>
<i>Robert C. Powell</i>	<i>" " "</i>	<i>3-16-81</i>

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[illegible]

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NAME (Signature)	ADDRESS	DATE
Mr. & Mrs. David & Mrs. Turner	4210 Moorfield Ln	3/13
Mr. & Mrs. Wm. H. Robertson Jr.	4604 Maroon Court	3/13
Kandace K Jacobs	6815 Ludington Dr.	3/14
Steven R Jacobs	6815 Ludington Dr	3/14
Nathaniel Mitchell	6816 Ludington Dr.	3/15
Linda Gotschalk	6736 Ludington Dr.	3/15
Jerry L. Gotschalk	6726 Ludington Dr.	3/15
Mark S. Blank	6720 Ludington Dr.	3/15
T. Romai Taskos	6717 Ludington Dr.	3/15
Helena Zyrakis	6723 Ludington Dr	3/15
Lee Anne Zyrakis	6723 Ludington Dr.	3/15
Joseph A. Sen	6822 Selkirk Dr.	3/16
Ronald J. Heck	6850 Selkirk Dr.	3/16
Gladys J. Heck	6830 Selkirk Dr.	3/16
J. C. Foshue	6906 Selkirk Dr.	3/16
Judy L. Foshue	6906 Selkirk Dr.	3/16
Lee Roney	6924 Selkirk	3/16
Belle Rogers	6930 Selkirk Dr.	3/16
W. Lee Rogers	6930 Selkirk Dr.	3/16
Poland R. Cameron	6917 Selkirk Dr.	3/16
Genelle K. Lee	6925 Selkirk Dr.	3/16

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[illegible]

Thick Ridge II

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NAME (Signature)	ADDRESS	DATE
<i>Ronald E. Thornton</i>	<i>7913 Dorsett Dr.</i>	<i>3/13/81</i>
<i>Sarah M. Thornton</i>	<i>7913 Dorsett Drive</i>	<i>3/13/81</i>
<i>Joe Mullins</i>	<i>7919 Dorsett Dr.</i>	<i>3/13/81</i>
<i>Frank Mullins</i>	<i>7919 Dorsett Dr.</i>	<i>3/14/81</i>
<i>Brian Page</i>	<i>7922 Dorsett</i>	<i>3-14-81</i>
<i>L L Page</i>	<i>7922 Dorsett</i>	<i>3-14-81</i>
<i>Kathy Haworth</i>	<i>7909 Dorsett</i>	<i>3/14/81</i>
<i>Denise A. Patus</i>	<i>3516 Geddes Ct.</i>	<i>3/14/81</i>
<i>Julia R. Patus</i>	<i>" " "</i>	<i>" "</i>
<i>Dennis R. Patus</i>	<i>3531 GEDDIES CT.</i>	<i>3/14/81</i>
<i>Joyce Lamett</i>	<i>" " "</i>	<i>" "</i>
<i>Sharon C. Cumber</i>	<i>3521 Geddes Ct.</i>	<i>3/14/81</i>
<i>Jerry B. Cumber</i>	<i>3521 Geddes Ct.</i>	<i>3/14/81</i>
<i>Gerald R. Scott</i>	<i>3511 Geddes Ct</i>	<i>3/14/81</i>
<i>Janis E. Scott</i>	<i>" "</i>	<i>3/14/81</i>
<i>Donna K. Dupire</i>	<i>3431 Jasper Ln</i>	<i>3/14/81</i>
<i>Sharon K. Dupire</i>	<i>" "</i>	<i>" "</i>
<i>Spence Savage</i>	<i>7916 D.</i>	<i>3/15-81</i>
<i>Gertrude Savage</i>	<i>7916 Dorsett Dr</i>	<i>3/15-81</i>
<i>Christina B. Pife</i>		

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NAME (Signature)	ADDRESS	DATE
<i>Ed Williams</i>	7904 Newlin Dr.	3/15/81
<i>J Williams</i>	7904 Newlin Dr.	3/15/81
<i>D. Duder</i>	7908 NEWLIN DR.	3/15/81
<i>S. Pappas</i>	7909 NEWLIN DR.	3/15/81
<i>Kathy Zoltke</i>	7812 Newlin Dr.	3-15-81
<i>Linnis R. Suter</i>	7812 Newlin Dr.	3-15-81
<i>Robert Jones</i>	3401 Jasper Ln	3-15-81
<i>Susan Laymon Jones</i>	3401 Jasper Lane	3-15-81
<i>Bruce W Boester</i>	3410 Jasper Lane	3-15-81
<i>Samuel A. Boester</i>	3410 Jasper Lane	3-15-81
<i>Alfred E. Miguel Jr</i>	3407 Jasper Lane	3-15-81
<i>Julia Miguel</i>	3407 Jasper Ln.	3-15-81
<i>Tammye Anderson</i>	3413 Jasper Ln.	3-15-81
<i>Doug Todd Shale</i>	3416 Jasper Ln	3-15-81
<i>Cody Schrock</i>	3419 Jasper	3-15-81
<i>George Kyburz</i>	3425 Jasper Lane	3-15-81
<i>Heidi Kyburz</i>	3425 Jasper Lane	3-15-81
<i>Edith J. Roemer</i>	7902 Newlin Dr.	3-15-81

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NAME (Signature)	ADDRESS	DATE
Bruce A Montgomery	2835 Linden Dr Ft Wayne IN 46816	3-15-81
Edna D Dutkiewicz	2825 Linden Dr Fort Wayne IN 46816	3-15-81
Catherine E. Dutkiewicz	2825 Linden Dr. Ft Wayne ⁴⁶⁸¹⁶	3-15-81
Bob Gorman	7531 Leswood Ct.	3-15-81
Michael Gorman	7531 Leswood Ct. Ft Wayne 46816	3-15-81
Loree Gorman	7531 Leswood Ct.	3-15-81
May E Mengel	7525 Leswood Ct.	3-15-81
Mark Lyle	7519 Leswood Ct	3-15-81
Leah F. Lyle	7519 Leswood Ct.	3-15-81
Wynn Bueschle	7525 Leswood Ct.	3-15-81
Bruce W. Everson	7624 Leswood Ct	3-15-81
Janet Schindler	7707 Evanwood Ct	3-15-81
Bruce Schindler	7707 Evanwood Ct	3-15-81
Dave Marsh	7623 Evanwood Ct	3-15-81
Paul Marsh	7623 Evanwood Ct	3-15-81
Wey Lyle	7611 Evanwood Ct	3-15-81
Dan Lyle	7611 Evanwood Ct	3-15-81
Charlotte Masters	7710 Evanwood Ct	3-15-81
Edward H. Masters	7710 Evanwood et	3-15-81
Michael D. Fisher	7725 Evanwood Ct	3-15-81
N. J. Fisher	7725 Evanwood Ct.	3-15-81

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NAME (Signature)	ADDRESS	DATE
<i>Joel D. Kneer</i>	7728 Evanwood Ct	3-15-81
<i>Aue Kneer</i>	7729 Evanwood Ct	3-15-81
<i>Wayne Chandler</i>	7705 Thrush Ave	3-15-81
<i>Ruth Chandler</i>	7705 Thrush Ave	3-15-81
<i>Shelby Chandler</i>	7705 Thrush Ave	3-15-81
<i>Marcia L. Spehn</i>	7727 Thrush Ave	3-15-81
<i>Michael D. Spehn</i>	7727 Thrush Ave	3-15-81
<i>Julia Walsh</i>	2730 Overwood Dr	3-15-81
<i>James B. Mohr</i>	7679 Thrush Pk	3-15-81
<i>Andy Williams</i>	7621 Thrush Ave	3/15/81
<i>Gerald Williams</i>	7621 Thrush Ave	3/5/81
<i>David Baker</i>	7619 Thrush Ave	3/15/81
<i>Jeannette McClain</i>	7613 Thrush Ave	3/15/81
<i>Lawrence M. Selzer</i>	7604 Thrush Ave	3/15/81
<i>Joan M. Selzer</i>	7604 Thrush Ave	3/15/81
<i>Kathy L. Selzer</i>	7604 Thrush Ave	3/15/81
<i>Linda Montenegro</i>	2835 Linden Ave.	3/15/81
<i>Linkie Baker</i>	7619 Thrush Ave	3/15/81
<i>John L. Shue</i>	7610 Leeswood Ct	3/15/81
<i>Joan Shue</i>	7610 Leeswood Ct	3/15/81
<i>Bog Hermes</i>	7618 Leeswood Ct	3/15/81

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[illegible]

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NAME (Signature)	(ADDRESS)	DATE
Sharon Killyard	4914 Roberta Dr.	3/16/81
Edell Frederick	4908 Roberta Dr.	--
Chas. L. Harris	4915 Roberta Drive	3/16/81
Lois O. Harris		
Rose Breckner	5011 Roberta Dr.	3-16-81
William H. Bueck	5011 Roberta Dr.	3-16-81
Robert D. Haylett	5019 Roberta Dr.	3-16-81
Delane M. Haylett	5019 Roberta Dr.	3-16-81
Georgia M. Hall	5002 Roberta Dr.	3-16-81
John H. Hall	5002 Roberta Dr.	3-16-81
Madden Tramm	5025 Roberta Dr.	3-17-81
Wm. Wayne Bastian	5103 Roberta Dr.	3-17-81
Jo Bastian	5103 Roberta Dr.	3-17-81
Wm. Muldown	5111 Roberta Dr.	3-17-81
Willie R. Briggs	5119 Roberta Dr.	3-17-81
Shirley M. Briggs	5119 Roberta Dr.	3-17-81
Raul Pontecorvo	5118 Roberta Dr.	3-17-81
Sal Pontecorvo	5118 Roberta Dr.	3-17-81
Larry Bushbell	5110 Roberta Dr.	3-17-81
Patty Bushbell	5110 Roberta Dr.	3-17-81
Bette A. Elliott	5102 Roberta Dr.	3-17-81
Mrs. Joan Martinez	5026 Roberta Dr.	3-17-81

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13

NAME (Signature)

ADDRESS

DATE

Douglas Zurcher

2622 MARCY LN 46806

3/16

Bonnie Zurcher

2622 Marcy Ln 46806

3/16

Jelita Louraine

2617 Marcy Ln 46806

3/16

Cathy Louraine

2617 Marcy Lane 46806

3/16

Oppe Raby

2629 Marcy Lane 46806

3/16

Lucy E Van Horn

2635 Marcy Ln 46806

3/16

Louisa Van Horn

2635 Marcy Ln 46806

3/16

Carl E. Van Horn

2635 Marcy Ln 46806

3/16

Rosalie J. Maltner

2715 Marcy Lane 46806

3/16

Loring Maltner

2715 Marcy Lane 46806

3/16

Peta A. Berghoff

2719 Marcy Lane 46806

3/16

Dale A. Wilson

3302 Winter St 46806

3/16

Pauline L. Wilson

3302 Winter St 46806

3/16

24 Nov

15

24 Nov

Continued

14

14

5

NAME (Signature)

DATE _____

[illegible]

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10

[illegible]

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17

NAME (Signature)	ADDRESS	DATE
Mrs. H.R. Meadbroe	4908 Salem Lane	3/16/81
Catherine W. Schultzeis	4913 Christopher Lane	3/16/81
Louis Schultzeis	4913 Christopher Lane	3/16/81
Grant L. Burroughs	4914 Christopher Lane	3/16/81
Robert L. Burroughs	4914 Christopher Lane	3/16/81
Sharon Hendryx	4908 Christopher Ln	3/16/81
Ardis M. Hendryx	4908 Christopher Ln.	3/16/81
Albert H. Ericson	4911 Christopher Lane	3/16/81
Lillian J. Ericson	4911 Christopher Lane	3/16/81
Sheldrick Mitchell	4825 Christopher Lane	3/16/81
Bruce Mitchell	4825 Christopher Lane	3/16/81
Louis C. Jims	4817 Christopher Ln	3/16/81
Ellen Jims	4817 Christopher Ln.	3/16/81
Joey J. Rippe	4810 Christopher Lane	3/16/81
Joan R. Rippe	4810 Christopher Lane	3/16/81
Janice M. Wilson	4902 Christopher Lane	3/17/81
Edson E. Wilson	4902 Christopher Lane	3/17/81

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27

NAME (Signature)

ADDRESS

DATE

Jaakko Shatkeen	5002 Christopher Ln	3-16
Spring Swann	5102 Christopher Lane	3-16
June Lavin	5102 Christopher Ln.	3-16
Bryce Mill	5019 Christopher Ln	3-16
Paul A. Carrell	5019 Christopher Lane	3-16
Edwin Coker	5018 Christopher Ln.	3-16
Edmund Brenden	5001 Christopher Lane	3-16
Jeany Wendgen	5001 Christopher Lane	3-16
Robert Kaufman	5025 Christopher Lane	3-16
Cheryl Kshman	5025 Christopher Lane	3-16
Cur Carter	5111 Christopher Ln.	3-16
Robert J. St. John	5125 Christopher Ln	3-16
Mary J. St. John	5125 Christopher Ln	3-16
Rose Marken	5131 Christopher Ln	3-16
Thomas Vanter	5130 Christopher Ln	3-16
Robert E. Hopson Jr.	5124 Christopher Ln.	3-16
Delores Hopson	5124 Christopher Ln.	3-16
Sheryl Wright	5118 Christopher Lane	3-16
John Wright	"	"
Charlotte T. Ooster	5126 Christopher Lane	3-16
John R. Ooster	5076 Christopher Ln	3-16

over

Craig W Blessing 5011 Christopher Lane 3-16

Nazil E. Blessing

Joyce Schmucker

Jalen E Schmucker

Phung M. Allister

Joan D. Allister 4919 CHRISTOPHER Lane

5011 Christopher Lane

4920 Christopher Ln.

4920 Christopher Ln.

4919 CHRISTOPHER Ln.

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21

NAME (Signature)	ADDRESS	DATE
Walter J. Lamerand	2621 Capitol Ave.	Mar 2 16/1981
R. F. Gardner	2815 Capital Ave.	3-16-81
Doris Gardner	2815 Capital Ave	3-16-81
Marsha Carter	2819 Capital ave.	3/16/81
John Morten	2821 Capital	3/16/81
James L. Nohel	2903 Capitol Ave.	3/16/81
Hilda S. Knispel	2915 Capital Ave	3/16/81
Otto H. Knispel	2915 Capital Ave.	3/16/81
Nia and Anna Lepper	2909 Capital Ave	3/16/81
Barbara Ferguson	2816 Capital	3/16/81
Mildred Boyers	2804 Capital	3/16/81
Edna Richter	2728 Capital	3/16/81
Fred S. Noel	2725 Capital	3/16/81
Marcelline Noel	2725 Capital ave.	3/16/81
William J. Schopf	2721 Capital Ave.	3/16/81
Peggy Sue Schultz	2721 Capital Ave.	3/16/81
Arthur E. McDuffie, Jr.	2718 Capital Ave	3/16/81
Therese M. McDuffie, Jr.	2718 Capital Ave.	3/16/81
Doris M. Leiter	2703 Capital Ave.	3/16/81
Colin J. Leiter	2703 Capital Ave	3/16/81
Edward C. Leiter	2703 Capital Ave.	3/17/81

4

[illegible]

* * P E T I T I O N * *

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[illegible]

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[illegible]

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[illegible]

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91

NAME (Signature)	ADDRESS	DATE
Mrs Virginia Noll	4529 Winston Dr. 46806	3/16/81
Vincent E. Noll	4529 Winston Dr. 46806	3/16/81
Thomas K. Noll	4529 Winston Dr. 46806	3/16/81
Albert P. Noll	4579 Winston Dr. 46806	3/16/81
Frank Wilbur	4515 Winston Dr. 46806	3/16/81
Edith Wilbur	4515 Winston Dr. 46806	3/16/81
Daniel Harker	4501 Winston Dr. 46806	3/16-81
Adrian P. Harker	4507 Winston Dr. 46806	3-16-81
Thomas P. Harker	4415 Winston Dr. 46806	3-16-81
Lee E. Bridges	4410 Winston Dr. 46806	3-16-81
Fredrick L. Bridges	4410 Winston Dr. 46806	3-16-81
Rebecca Jones	4422 Winston Dr. 46806	3-16-81
Pat Jones	4422 Winston Dr. 46806	3-16-81
Joan Siff	4428 Winston Dr. 46806	3-16-81
Rupert Siff /jd	4428 Winston Dr. 46806	3-16-81
Eva M. Clayton	4508 Winston Dr. 46806	3-16-81
Alberta V. Harker	4501 Winston Dr. 46806	3-16-81
Steven C. Harsch	4514 Winston Dr. 46806	3-16-81
Janell L. Harsch SCH.	4514 Winston Dr. 46806	3-16-81
George A. Klein	2500 Schaper Dr. 46806	3-16-81
Chlo Klein	2500 Schaper Dr. 46806	3-16-81

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21

NAME (Signature)	ADDRESS	DATE
Maryburr Carney	2924 Schaper Dr	3-16-81
E. M. Zeller	2912 Schaper Dr	3-16-
Mary Zeller	2912 Schaper Dr	
Deirdre Link	2502 Schaper Dr	3/16/81
J. Link	2502 Schaper Dr	3/16/81
Greg C. Sumner	2504 Schaper Dr	3/16/81
Judith A. Sumners	2504 Schaper Dr.	3/16/81
Gay W. Johnson	2508 Schaper Dr	3/16/81
Oliver Kaiser	2621 Schaper Dr.	3-16-81
Don Buttner	2501 Schaper	3-16-81
Patricia Buttner	2501 Schaper	3-16-81
Anne Anderson	2718 Schaper Dr.	3-16-81
Mark L. Anderson	2718 Schaper Dr.	3-16-81
Marjorie L. Dunnett	2703 Schaper Dr	3-16-81
Cynthia K. Buscett	2703 Schaper	3-16-81
Ray Ford	2612 Schaper	3-16-81
Mary Jane Ford	2612 Schaper	3-16-81
Glorene Dellinger	2505 Schaper	3-16-81
Richard Dellinger	2505 Schaper	3-16-81
Earl J. Mumbar	2503 Schaper	3-16-81
Genevieve Stalter	2620 Schaper Dr.	3-16-81

9

9

[illegible]

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[illegible]

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NAME (Signature)	ADDRESS	DATE
Deanna Beeder	2614 Priscilla Lane	
James D. Beeder	2614 " "	
Glenn S. Ditton	2718 " "	
Helen Burnham	2620 " "	
Hermana Brudemper	2608 " "	
Fred Brodermeyer	2608 " "	
James C. Canger	2604 " "	
Michael T. Edsall	2609 " "	
James E. Dady	2615 Priscilla Lane	
Robert D. Dady	2615 Priscilla Lane	
James C. Miller	2627 Priscilla Lane	
Mavis Miller	2627 Priscilla Lane	
William G. King	2715 Priscilla Lane	
Jeffrey A. King	2713 Priscilla Lane	
Robert T. King	2721 Priscilla Lane	
Norothy P. Dudge	2721 Priscilla Lane	
Wayne H. Mulrooney	4508 McMillen Pk Dr	3/17/81
Pauline Mulrooney	4508 McMillen Pk Dr	
Pike Alexander	2708 Priscilla Lane	

2

NAME (Signature)

DATE _____

3/17/81

3/12/81

2

[illegible][illegible]

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NAME (Signature)	ADDRESS	DATE
Richard A. Burch	3450 Round Dr	3/15/81
Margaret W. Truckey	3410 Lona Dr.	3/15/81
Robert W. Truckey	3410 Lona Dr.	3/15/81
Cheryl H. Kim		
James J. White	3220 Norma Court	3/15/81
Agnes Engleking	3220 Norma Ct.	3/15/81
Robert W. White	4633 Hollington Drive	3/15/81
Wilma V. White	4633 Hollington Dr.	3/15/81
Bernard V. White	4602 Hollington Dr.	3/15/81
Rebecca F. Lewis	3218 Maria Ct.	3/15/81
Joan Takeman	3311 Argyle Dr.	3/15/81
Clarence Takeman	3311 Argyle Dr.	3/15/81
Lucille Blossom	3314 Argyle Drive	3/15/81
Ernest R. Johnston	3209 Village Ct. Dr.	3/15/81
Ronald J. Masters	4615 Hessen Cassel Rd.	3/15/81
Margaret Martin	4615 Hessen Cassel Rd.	3/15/81
Steve Boehme	4605 Hessen Cassel Rd.	3/15/81
Debbie Boehme	4605 Hessen Cassel Rd.	3/15/81
Jackie Dittmer	4601 Hessen Cassel Rd.	3/15/81
L. G. Betty	4535 Hessen Cassel Rd.	3/15/81
Jays A. Betty	4535 Hessen Cassel Rd.	3/15/81

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NAME (Signature)

ADDRESS

DATE

<i>George K. Brown</i>	3314 Argyle Drive	3-15-81
<i>Dennis L. Brown</i>	4604 Barrington Dr	3-15-81
<i>Sharon A. Owens</i>	4604 Barrington Dr.	3-15-81
<i>Elliot C. Ferguson</i>	4617 Barrington Dr.	3/15/81
<i>Nancy Ferguson</i>	4617 Barrington Dr.	3-15-81
<i>Lee Waltz</i>	4633 Barrington Dr.	3-15-81
<i>Hilda Waltz</i>	4633 Barrington Dr	3-15-81
<i>Louis R. Mencer</i>	4705 Barrington Dr	3-15-81
<i>Mary E. Mencer</i>	4705 Barrington Dr.	3-15-81
<i>Barbara Loney</i>	4723 Barrington Dr.	3-15-81
<i>Chris Loney</i>	4723 Barrington Dr.	3-15-81
<i>Robert S. Twitchell</i>	4737 Barrington Dr	3-15-81
<i>Virginia J. Twitchell</i>	4737 Barrington Dr.	3-15-81
<i>Michael A. Row</i>	4727 Barrington Dr.	3-15-81
<i>Mary D. Brown</i>	4722 Barrington Dr	3/15/81
<i>Jane A. McEhee</i>	4712 Barrington	3/13/81
<i>Robert C. McEhee</i>	4712 BARRINGTON DRIVE	3/15/81
<i>Mr & Mrs John Talbot</i>	4628 Barrington	3/15/81
<i>Milo D. Kelly</i>	4627 Barrington Dr	3/15/81
<i>David D. Dineen</i>	4603 Barrington	3/15/81

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NAME (Signature)	ADDRESS	DATE
Barbara Pritchard	3524 Charlton Court	3/15/81
John W. Pritchard	3524 Charlton Ct	3/15/81
Todd H. Merchant	"	"
Theresa M. Kicker	3524 Charlton Ct.	3/15/81
Steven M. Litchfield	3518 Charlton Ct	3/15/81
Beverly K. Litchfield	3518 Charlton Ct.	3/15/81
Katherine J. Leininger	3521 Charlton Ct.	3/15/81
Brenda Leininger	3521 Charlton Ct.	3/15/81
Robert H. Rader	3521 Charlton Ct. H. Rader	3/15/81
Tom Tountzios	4711 Glenmary	3/16/81
Thomazios	4711 Glenmary	3/16/81
Wm. Bender	4705 Glenmary	3/16/81
Margaret A. Day	4618 Glenmary Dr.	3/16/81
Margaret Day	4617 Glenmary Dr.	3/16/81
E. Dean Diehl	4705 Glenmary Dr.	3/17/81
Theresa L. Taylor	4723 Glenmary Dr.	3/16/81

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[illegible]

74

* * P E T I T I O N * *

Continental Park

We the undersigned, as residents of Fort Wayne and Allen County, duly PETITION the Common Council of Fort Wayne to reject (DO NOT PASS) ORDINANCE Z-81-01-22, which, if passed, would rezone 6.85 acres of land at the East end of Serenity Drive, approximately 1300 feet South of Tillman Road from single family suburban residential to multifamily residential for the express purpose of constructing the Centennial Townhouse Apartments, a Section 8, low-income apartment complex.

NAME (Signature)	ADDRESS	DATE
Carl W. Cornell	5829 Waycross Dr	3/3/81
Clare Mc Cornell	5829 Waycross Dr.	3/13/81
Glen W. Lueg	5915 Arlene	3-13-81
Dorothy C. Lueg	5915 Arlene	3-13-81
D. J. Deloff	5932 Arlene	3-13-81
George Deloff	5932 Arlene	3-13-81
Thomas & York	6008 Arlene	3-13-81
Catherine Gordon	6009 Arlene	3-13-81
Mrs. Mrs. R. A. Vanderhaar	6015 Arlene	3/13/81
Shuckey Boyrab	5911 Waycross	3/13/81
Alex Boyrab	5811 Arlene Ave.	3/13/81
L P Morris	5812 Arlene Ave	3/13/81
Marguerite Morris	5812 Arlene	3/13/81
C. J. Beauchot	5830 Arlene Ave	3-13-81
Josely Beauchot	5830 Arlene Ave	3-13-81
Elmer Robbins	5906 Arlene Ave.	3-14-81
Betty Robbins	5906 Arlene Ave	3/13/81
Rosa Remminger	5905 Arlene Ave	3/13/81
Kim & L. H. Hauer	5923 Arlene Ave.	3/13/81
Dorothy Skene	5923 Arlene Ave	3/13/81

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NAME (Signature)	ADDRESS	DATE
Don P. Swigart	5821 Waycross Dr.	3-13-81
Clara M. Pygott	5821 Waycross Dr.	3-13-81
John Kerr	5832 Waycross Dr.	3-13-81
Phyllis C. Kerr	5832 Waycross Dr.	3-13-81
Ruth Sandreger	5906 Waycross Dr.	3-13-81
Phyllis J. Moore	5916 Waycross Dr.	3-13-81
Donald E. Mann	5916 Waycross Dr.	3-13-81
Lucina McNall	5926 Waycross Dr.	3-13-81
Dick O. T. Johnson	6010 Waycross Dr.	3-13-81
William Johnson	6010 Waycross Drive	3-13-81
Marvin E. Kinsky	6020 Waycross Dr.	3-13-81
Janice L. Kinsky	6020 Waycross Dr.	3-13-81
James L. Kinsky	6034 Waycross Dr.	3-13-81
Marvin E. Kinsky	6035 Waycross Dr.	3-13-81
Mark Childs	6025 Waycross Dr.	3-13-81
Donna Childs	6025 Waycross Dr.	3-13-81
Gail Martony	6015 Waycross Dr.	3-13-81
Alan Knox	6009 Waycross Dr.	3-13-81
Ralph Knox	6009 Waycross Dr.	3-13-81
Robert J. Denton	5921 Waycross Dr.	3/13/81

We the undersigned, as residents of Fort Wayne and Allen County, duly PETITION the Common Council of Fort Wayne to reject (DO NOT PASS) ORDINANCE Z-81-01-22, which, if passed, would rezone 6.85 acres of land at the East end of Serenity Drive, approximately 1300 feet South of Tillman Road from single family suburban residential to multifamily residential for the express purpose of constructing the Centennial Townhouse Apartments, a Section 8, low-income apartment complex.

[illegible]

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NAME (Signature)

ADDRESS

DATE

Joseph Swiney Jr.	3120 Froesch Dr.	3/13/81
Charles M. Peterson, Jr.	3112 Froesch Dr.	3/13/81
Helen Cantrell	3104 Froesch Dr.	3/13/81
Jeffrey D. Spillers	3028 Froesch Dr.	3/13/81
Barbara Radabaugh	3020 Froesch Dr.	3/13/81
Jim Radabaugh	3020 Froesch Dr.	3/13/81
V.L. Hammons	3012 Froesch Dr.	3/13/81
Joseph H. Noll	3130 Froesch DR	3/13/81
Timothy Brown	6108 Hesser Cassel Rd.	3/14/81
Kenneth W. Jeffers	6118 Hesser Cassel Rd.	3/14/81
Shawn K. Weaver	3140 Froesch Dr.	3/14/81
Beth Ann Mott	3111 Froesch Dr.	3/14/81
Germaine Martony	3031 Froesch Dr.	3/14/81
Jennette Howard	3019 Froesch Dr.	3/14/81
C. Sue Strickland	2932 Froesch Dr.	3/14/81
Larry Linn	2924 Froesch Dr.	3/14/81
Bob Tourney	3105 Froesch	3/14/81

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NAME (Signature)	ADDRESS	DATE
Cheryl A. Hubbard	3423 Adirondack	3-14-81
Janette Meyer	3333 Adirondack	3-14-81
Mrs Neil R. Bloch	3323 Adirondack	3-14-81
Neil R. Bloch	3323 Adirondack	3-14-81
Robert Holmberg	3324 Adirondack Dr	3/14/81
Rita Belat	3316 Adirondack Dr	3/14/81
Jim Bolots	" " "	3-14-81
Clarence K. Rapp	3334 Adirondack Dr	3-14-81
Phyllis J. Rapp	" "	3-14-81
Ed Pickering	3408 Adirondack Dr.	3-14-81
Ed Pickering		3-14-81
Robert L. Allman	3407 ADIRONACK DR.	3-14-81
Carol M. Allman	3407 Adirondack Dr.	3-14-81
He Brensler	3416 Adirondack Dr	3-14-81
Don Amstutz	3424 Adirondack	3-14-81
James Hubbard	3423 Adirondack Dr.	3-15-81
Wan Slyn	3315 Adirondack Dr.	3/15/81
Mrs Mrs Ernest Butts	3415 Adirondack Dr.	3/15/81

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[illegible]

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[illegible]

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[illegible]

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[illegible]

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[illegible]

107

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NAME (Signature)	ADDRESS	DATE
<i>Jeff Calder</i>	<i>2616 Shady Oak Dr</i>	<i>3/13/81</i>
<i>G.P. Schilly</i>	<i>2606 Shady Oak Dr</i>	<i>3/13/81</i>
<i>R.D. Deringer</i>	<i>2706 Shady Oak Dr.</i>	<i>3/13/81</i>
<i>Lily Hlegitz</i>	<i>2716 Shady Oak</i>	<i>3/13/81</i>
<i>Grady L. Hoggard</i>	<i>2736 Shady Oak</i>	<i>3/13/81</i>
<i>John J. Boswell</i>	<i>2626 SHADY OAK</i>	<i>3/14/81</i>
<i>Edward W. Miller</i>	<i>2726 Shady Oak</i>	<i>3/14/81</i>
<i>Frank C. Harter</i>	<i>2816 Shady Oak Dr</i>	<i>3/14/81</i>
<i>Robert C. Rine</i>	<i>2906 Shady Oak Dr</i>	<i>3/14/81</i>
<i>John L. Morgan</i>	<i>2926 Shady Oak Dr.</i>	<i>3-14-81</i>
<i>Richard Stells</i>	<i>2915 Shady Oak Dr</i>	<i>3/14/81</i>
<i>Tom Martin</i>	<i>2815 Shady Oak Dr.</i>	<i>3-14-81</i>
<i>Robert Milligan</i>	<i>2735 Shady Oak Dr.</i>	<i>3-14-81</i>
<i>Paul Sabo</i>	<i>2705 Shady Oak Dr.</i>	<i>3-14-81</i>
<i>Larry Northrup</i>	<i>2727 Shady Oak Dr.</i>	<i>3-15-81</i>
<i>Charles A. Richards</i>	<i>2615 Shady Oak Dr</i>	<i>3-14-81</i>
<i>D.E. Worley</i>	<i>2625 Shady Oak</i>	<i>3-15-81</i>
<i>Jean Roberts</i>	<i>2905 Shady Oak Dr.</i>	<i>3-15-81</i>

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NAME (Signature)	ADDRESS	DATE
Mary Pepoy	2615 Palisade Dr	3/14/81
Donald R. Pepoy	2615 Palisade Dr	3/14/81
Luba L. Knecht	2815 Palisade Dr	3/14/81
Leonard P. Knecht	2815 Palisade Dr	3/14/81
Kenneth Crowdon	2625 Palisade Dr	3/14/81
Ann Crowdon	2625 Palisade Dr	3-14-81
Mary C. Miller	2705 Palisade Dr	3/14/81
Thomas E. Rehn	2805 Palisade Dr	3/14/81
Aubrey H. Rehn	2805 Palisade Dr	3/14/81
Joy Woodhull	2715 Palisade Dr	3-14-81
Avery Bing	2905 Palisade Dr	3-14-81
George E. Dab	5306 Salem Lane	3-14-81
Barbara L. Dailey	5306 Salem Lane	3-14-81
Samuel Waschuk	2715 PALISADE DR	3/14/81
Raymond E. O'Keefe	2735 Palisade Dr	3/14/81
Thomas A. Miller	2705 Palisade Dr	3/14/81
John C. Bing	2905 Palisade Dr	3/14/81

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NAME (Signature)	ADDRESS	DATE
Jane E. Miller	5524 Radcliffe	3-13-81
Marion M. Buechner	5610 Radcliffe Ct.	3-14-81
Lucy H. Brown	5630 Radcliffe	3-14-81
John & Barbara Sugar	2504 Shady Oak Dr.	3-14-81
Nellie M. Masley	2524 Shady Oak Dr.	3-14-81
Wynne A. Mosler	2524 Shady Oak Dr.	3-14-81
Delbert J. Lambart	2427 Shady Oak Dr.	3-14-81
Marilyn Newswander	2505 Shady Oak Dr.	3-15-81
Rose Lee Dieck	2515 Shady Oak Dr.	3-15-81
Neal Shilton	2515 Shady Oak Dr.	3-15-81
Richard D. Daugh	2525 Shady Oak	3-15-81
Sally Dany	2536 Shady Oak Dr.	3-15-81
Charles H. Altman	2426 Shady Oak Dr.	3-15-81
Virginia H. Altman	2426 Shady Oak Dr.	3-15-81
William L. Hebermehl	2419 Shady Oak Dr.	3-15-81
Gloria H. Hebermehl	2419 Shady Oak Dr.	3-15-81
Dan L. Fink	5512 Radcliffe Ct.	3-15-81
Sally Roll	5001 Plaza Dr.	3-16-81

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[illegible]

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[illegible]

43

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NAME (Signature)

ADDRESS

DATE

Rodney J Walker	8012 Chinchilla Ln. Ft. Wayne	3/14/81
Germaine Walker	8012 Chinchilla Ln. Ft. Wayne	3/14/81
Joseph Wiederholt	8005 Chinchilla Ln. Ft. Wayne	3/14/81
Janet M. Wiederholt	8005 Chinchilla Ln. Ft. Wayne	3/14/81
Arthur Wood	1902 CHANTADA LN FT WAYNE	3/14/81
Madelyn K Wood	1909 Chantada Ln Ft. Wayne	3/14/81
Maurin D. Fisher	1811 Chantada Lane - Ft. Wayne	3/14/81
Wilbur M. Lange	1821 Chantada Lane Ft. Wayne	3/14/81
Angie L. Lange	1921 Chantada Lane Ft. Wayne	3/14/81
Gregory L. Lange	1921 Chantada Lane Ft. Wayne	3/14/81
Danell J. Tomlinson	7929 Chinchilla Ln. Ft. Wayne	3/14/81
Cecile A. Tomlinson	7929 Chinchilla Ln. Ft. Wayne	3/14/81
Jan K. Ellis	7921 Chinchilla Ln. Ft. Wayne	3/14/81
Donna L. Ellis	7921 Chinchilla Ln. Ft. Wayne	3/14/81
Benjamin Eady	7837 Chinchilla Lane	3/14/81
Lisa R. Eady	7837 Chinchilla Lane	3/14/81
Susan K. Rawley	1932 Chantada	3/14/81
George Rawley	1932 Chantada	3/14/81
Wayne J. Miller	1928 Chantada Lane	3/14/81
Sharon J. Miller	1928 Chantada Lane	3/14/81
Betty L. Schuch	3018 Southwin Drive	3/16/81

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NAME (Signature)	ADDRESS	DATE
Donna Biddle	3115 Southwin	3/14/81
Elden L Bingle	3115 Southwin	3/14/81
Donald W. Lachner	3017 Southwin	3/14/81
George J. Cochran	3017 Southwin	3/14/81
James A. Reiter	3114 Southwin Dr.	3/14/81
Mitzi D. Reiter	3114 Southwin Dr.	3/14/81
Garland D. Boyd	3109 Southwin Dr.	3/14/81
Juanita J. Boyd	3109 Southwin Dr.	3/14/81
Wm Mitchell	3007 Southwin	3/14/81
Thelma J. Mitchell	3007 Southwin Dr.	3/14/81
Rita R. Freese	3008 Southwin Dr.	3/14/81
Paul J. Freese	3008 Southwin Dr.	3/14/81
A. Joel Klein	2925 CRESTMONT DR	3/14/81
Carol Klein	2925 Crestmont Dr.	3/14/81
Minka Hamilton	3020 Crestmont	3/14/81
Robert Hamilton	3020 Crestmont	3/14/81
Ronald L. Johnston	3115 Crestmont	3/14/81
Thomas L. Weber	4411 Sanford Ln	3/14/81
Barbara Hines	3102 Southwin Dr.	3/14/81
Cheri Hines	3102 Southwin Dr.	3/14/81
Robert W. Schuller	3027 Crestmont Dr.	3/14/81
Linda Schuller	3027 Crestmont Dr.	3/14/81

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NAME (Signature)	ADDRESS	DATE
<i>Michael F. Powell</i>	<i>2904 Stardale Dr.</i>	<i>3/15</i>
<i>Dale H. Smiley</i>	<i>2924 Stardale Dr.</i>	<i>3/15</i>
<i>Virginia L. Smiley</i>	<i>2924 Stardale Dr.</i>	<i>3/15</i>
<i>Thomas M. O'Brien</i>	<i>3020 Stardale Dr.</i>	<i>3/15</i>
<i>Elizabeth M. O'Brien</i>	<i>3080 Stardale Dr.</i>	<i>3/15</i>
<i>Albert J. Faulkner</i>	<i>3035 Stardale Dr.</i>	<i>3-15-81</i>
<i>Travis J. Faulkner</i>	<i>3050 Stardale Dr.</i>	<i>3-15-</i>
<i>Marie Sinclair</i>	<i>3108 Stardale Dr.</i>	<i>3-15-</i>
<i>James D. Wood</i>	<i>6212 Huron Creek</i>	<i>3-15-</i>
<i>Elizabeth C. Wall</i>	<i>6212 Huron Creek</i>	<i>3-15-</i>
<i>Joshua Eme</i>	<i>3117 Stardale Dr.</i>	<i>3-15</i>
<i>Jeffrey Eme</i>	<i>3117 Stardale Dr.</i>	<i>3-15</i>
<i>James E. Eme</i>	<i>3019 Stardale Dr.</i>	<i>3-15-</i>
<i>Michael E. McKeras</i>	<i>3009 Stardale</i>	<i>3-15</i>
<i>Julie A. McKeras</i>	<i>" "</i>	<i>3-15</i>
<i>Atta C. Hawk</i>	<i>2933 Stardale Ft. Wayne</i>	<i>3-15</i>
<i>Keith L. Hawk Sr.</i>	<i>" " "</i>	<i>3-15</i>
<i>Sharon Berner</i>	<i>2923 Stardale Dr.</i>	<i>3-15</i>

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14

NAME (Signature)	ADDRESS	DATE
Byron L. Ulrich	2903 Homedale Dr.	3/15
Boukara J. Ulrich	2903 Homedale Dr.	3/15
Michael P. McLean	2904 Homedale Dr.	3/15
James A. McLean	2904 Homedale Dr.	3/15
Patricia McLean	2904 Homedale Dr.	3/15
Ronald L. Schmitz	3029 Homedale Dr.	3/15
Juanita Schmitz	3029 Homedale Dr.	3/15
Robert L. Crayford	3107 Homedale Dr.	3/15
Arinda C. Craighead	3107 Homedale Dr.	3/15
Eleanor Strahm	6506 Thacker Cassel	3/15
Thomas W. Kew	3118 Homedale Dr.	3/15
Gean B. Kew	3118 Homedale Dr.	3/15
Phil Taylor	3030 Homedale Dr.	3/15
Dixie E. Shearer	2923 Homedale Drive	3/15
Jack E. Shearer	2923 Homedale Drive	3/15
Chris Shearer	2923 Homedale Drive	3/15

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[illegible]

z^0 [illegible]

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[illegible]

27

Oak Park Add.

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NAME (Signature)	ADDRESS	DATE
Ruth Moad	2408 Fairwood Dr.	3-14-81
Robert Crandall	5916 ABBOTT DR	3-14-81
Betty Crandall	5916 Abbott Dr.	3-14-81
Betty Kummer	5910 Abbott Dr.	3-14-81
Margaret Leonard	5844 Abbott Dr.	3-14-81
Madison Leonard	5844 Abbott Dr.	3/14/81
Williamine Hartman	5840 Abbott Dr.	3/14/81
Em. Hartman	5840 Abbott	3/14/81
Tyrone Muehlen	5834 Abbott	3/14/81
Bruce McIntyre	2402 E Paulding	3/14/81
Eddie McIntyre	2402 E Paulding	3/14/81
James Shrock	2240 E Paulding	3/14/81
Cathy Shrock	2240 E Paulding Rd.	3/14/81
Vada Shropshire	2414 Lincoln Dr.	3/14/81
Donna Shropshire	" "	" "
Em. M. Jones	5839 Radcliffe Dr.	3/14/81
Ann Edwards	5839 Radcliffe Dr.	3/14/81
Constance Wade	5831 Radcliffe Dr.	3/14/81
John Wade	5831 Radcliffe Dr.	3/14/81
Francis J. Caudel	5832 Radcliffe Dr.	3/14/81
James A. Caudel	5832 Radcliffe	3/14/81

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[illegible]

31

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NAME (Signature)	ADDRESS	DATE
Ronald G. Costa	4710 Merriam Cr Dr Ft. Wayne ⁴⁶⁹⁴⁶	3/14
Margaret B. Costa	4710 Merriam Cr Dr. Ft. Wayne	3-14
Reid H. Chapman	4620 Merriam Crk. Dr. Ft. Wayne	3-13
Nate W. Zelle	4627 Merriam Cr. Dr.	3-14
Bobby L. Zelle	4637 Merriam Cr. Dr.	3-13
Phyllis J. Bego	4601 Merriam Park Dr.	3-13
Bob Bego	4601 Merriam Park Dr.	3-13
Bice Gilling	4604 Merriam Park Dr.	3-13
Jan Gilling	4604 Merriam Park Dr.	3-13
Jan Little	7928 Wayward Court	3-13
Gary Harold	3007 Crestmont Dr.	3-13
Marilyn Bauer	5120 Nevada Ave. ^{Ft. Wayne}	3-13
Carol S. Harrold	3007 Crestmont Dr.	3-13
William C. DeLoat	4605 Merriam Park Dr.	3-14
Jim Spears	4702 Merriam Pk. Dr.	3-15
Danielle Brown	4702 Merriam Pk Dr.	3-15
Bonnie E. Hays	4605 Merriam Creek Dr.	3-15
Julia Ross	4605 Merriam Creek Dr.	3-15
Theresa Stern	4608 Merriam Park	3-15
Tommy L. Stern	4608 Merriam Pk. Dr.	3-15-81

Mr. J. B. Pressey, Jr., President
Mr. Willie McVea, Vice President
Mr. William C. Mizzell, 2nd Vice President
Ms. Carolyn Jones, Atty., 3rd Vice President



Ms. Loretta Haney, Treasurer
Ms. Edna D. Clancy, Executive Secretary
Mrs. Elizabeth Dobyness, State Representative

National Association for the Advancement of Colored People Fort Wayne/Allen County Local Branch

FORT WAYNE NAACP SPEAKS
TO THE ISSUE OF HOUSING
MARCH 17, 1981

CITY COUNCIL OF FORT WAYNE

For most of the last three decades, access to decent housing has primarily been a problem for low income or minority people. The vast majority of Americans have been able to obtain housing, at costs they could afford. They have had housing inconveniences, but did not have problems, in the sense that their shelter was hazardous to life, health or safety, or so costly that they were forced to do without other necessities.

This picture is now changing. Housing problems are no longer confined just to the poor or racial minorities. They affect the middle income as well; those who are just forming households of their own; or who move to rapidly growing communities in search of employment and find that housing is unavailable or unaffordable. This new trend threatens to overshadow the unmet needs of the poor. A key to adequate housing policies and programs is to see that all genuine needs are met, not to shift our attention from one set of unsolved problems to another set of newer, less intractable ones.

The interests of all Fort Wayne citizens are therefore best served by federal housing policies which generate an ever increasing supply of housing in all price ranges. To achieve this goal, the City of Fort Wayne must adopt policies which promote the development of new housing and ensure the maintenance and rehabilitation of the existing housing stock, (Rainbow Terrace, Eden Green, McCormick Place, etc.), where possible, the private market forces should be used to achieve implementation of these objectives, and housing needs not satisfied by market operation, must be provided for in the public sector through federal assistance.

The City of Fort Wayne should achieve these goals:

(A) Provide a minimum level of Section 8 public housing and units of low and moderate income housing; ~~assist through other programs of HUD and FHA should be produced;~~

(B) Support the Fair Housing Act to grant HUD administrative enforcement authority;

(C) Institute a program to assist in the purchase and maintenance of homes by low income families.

(D) To expand the pool of housing for the poor, the NAACP urges a policy which maximizes the number of tenants housed instead of maximizing the number of units constructed.

(E) Shift from relatively expensive new housing to the renovation of existing units which will place the largest number of tenants at the least cost.

Submitted: March 17, 1981

J. B. Pressey, Jr., President

Fort Wayne, Indiana NAACP

Willie McVea, 1st Vice President

William C. Mizzell, 2nd Vice President

Carolyn Jones, Atty, 3rd Vice President

William C. Mizzell for J.B. Pressey

FORT WAYNE PROJECTS

Tara II
Project Independence - GEORGETOWN
Tara I - COLDWATER RD
The Edsall House
Richfield Apts.
West Wind
Brighton Meadows
East Central Towers
Aller Co. Assoc. for Retarded
Cambridge Sq. I - N (SMITH FIELD)
Woodbridge Apts.
Mini Mansions
Three Fnts III - HESSEN CASSEL & MO, KINNIE
Woodview - STELLHORN RD (NE)
Fairington Apts. - CLIBTON & CALF (No)
Three Fnts II
Hickory Creek - LOWER HUNTINGTON RD
Three Fnts I
Cambridge Sq. II - WASH CTR & COLDWATER
Tara III
Tara IV
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(c) The site must not be located in:

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§ 880.206 Site and neighborhood standards.

Proposed sites for new construction projects must be approved by HUD as meeting the following standards:

(a) The site must be adequate in size, exposure and contour to accommodate the number and type of units proposed, and adequate utilities (water, sewer, gas and electricity) and streets must be available to service the site.

(b) The site and neighborhood must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, the HUD regulations issued pursuant thereto.

(c) The site must not be located in:

(1) An area of minority concentration unless (i) sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration, or (ii) the project is necessary to meet overriding housing needs which cannot otherwise feasibly be met in that housing market area. An "overriding need" may not serve as the basis for determining that a site is acceptable if the only reason the need cannot otherwise feasibly be met is that discrimination on the basis of race, color, religion, creed, sex, or national origin renders sites outside areas of minority concentration unavailable; or

(2) A racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.

(d) The site must promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.

(e) The site must be free from adverse environmental conditions, natural or manmade, such as instability, flooding, septic tank back-ups, sewage hazards, or mudslides; harmful air pollution, smoke or dust; excessive noise vibration, or vehicular traffic; rodent or vermin infestation; or fire hazards. The neighborhood must not be one which is seriously detrimental to family life or in which substandard dwellings or other undesirable elements predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.

(f) The site must comply with any applicable conditions in the local Housing Assistance Plan approved by HUD.

(g) The housing must be accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.

(h) Travel time and cost via public transportation or private automobile, from the neighborhood to places of

employment providing a range of jobs for lower-income workers, must not be excessive. (While it is important that elderly housing not be totally isolated from employment opportunities, this requirement need not be adhered to rigidly for such projects.)

(i) The project may not be built on a site that has occupants unless the relocation requirements referred to in § 880.209 are met.

(j) The project may not be built in an area that has been identified by HUD as having special flood hazards and in which the sale of flood insurance has been made available under the National Flood Insurance Act of 1968, unless the project is covered by flood insurance as required by the Flood Disaster Protection Act of 1973, and it meets any relevant HUD standards and local requirements.

§ 880.207—Property Standards.

Projects must comply with:

(a) HUD Minimum Property Standards;

(b) In the case of mobile homes, the Federal Mobile Home Construction and Safety Standards, pursuant to Title VI of the Housing and Community Development Act of 1974, and 24 CFR Part 3280;

(c) In the case of congregate or single room occupant housing, the appropriate HUD guidelines and standards;

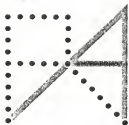
(d) HUD requirements pursuant to Section 209 of the Housing and Community Development Act of 1974 for projects for the elderly or handicapped;

(e) HUD requirements pertaining to noise abatement and control; and

(f) Applicable State and local laws, codes, ordinances and regulations.

§ 880.208 Financing.

(a) **Types of Financing.** Any type of construction financing and long-term financing may be used, including: (1) conventional loans from commercial banks, savings banks, savings and loan associations, pension funds, insurance companies or other financial institutions; (2) mortgage insurance programs under the National Housing Act; (3) mortgage and loan programs of the Farmers' Home Administration



REALESTATE Advisors

P.O. Box 28
Barrington, RI 02806
(401) 247-0485

March 17, 1981

Hon. John Nuckols
Hon. Donald J. Schmidt
Hon. Roy J. Schomburg
Hon. Benjamin A. Eisbart
Hon. Mark E. GiaQuinta
Hon. James S. Stier
Hon. Paul M. Burns
Hon. Vivian G. Schmidt
Hon. Samuel J. Talarico

Dear President Nuckols, Mrs. Schmidt, and Councilmen:

As consultant to Centennial/Fort Wayne Associates, the developer of a planned eighty-eight unit apartment and townhouse complex, I have elected to put in writing to you the reasons why my client has requested, and desires, passage of the bill before you, Z810122.

What I will attempt to show you in this letter and the accompanying slides is:

1. who my client is, amongst another things, a responsible developer;
2. what they plan to do which is not only the most logical use of the land but the highest use as well;
3. that some of the statements made on this matter before your body last week were either untrue or strongly misleading.

I will attempt to be as brief as possible, however, my client is involved in what could ultimately result in a \$3,500,000 development and nothing of that magnitude can be glossed over. To understand how we got here and the investment alternatives before us requires a step-by-step explanation.

The proper point of beginning is to explain Centennial/Fort Wayne Associates. This is a legal partnership between Urban American Development Group Limited of Baltimore, Maryland owned by Mel Rutledge, a native of Fort Wayne, who has just

addressed you, and Gaudreau Development Company of Providence, Rhode Island owned by Bob Gaudreau, a former all American hockey player and member of the 1968 U. S. Winter Olympic Team whose specialty is mortgage finance. The combined organizations have developed, financed, and own real estate in twelve states valued in excess of \$100,000,000.

The specific purpose for this partnership is to develop, build and own an 88-unit apartment and townhouse complex in Fort Wayne.

You are familiar with the Biblical story of creation in Genesis. The way we know it is God did not rest on the seventh day - it was then that He created the real estate developer and some would say the world has paid for it ever since!

Real estate development today is an extremely sensitive and costly process. Buildings are inanimate objects. My client feels society dictates buildings be designed in an energy efficient manner with some feeling for the environment, but most importantly, because we speak truly of brick and mortar objects, that the buildings developed be most sensitive to the humans that inhabit them.

We are in the people business. Whether it is people living, working, shopping, resting, or eating, they are people in our buildings and we take pride in the work we do.

For example, the Rodman Candleworks in New Bedford, Massachusetts was a 12,000 square foot 125 year old building which in its day produced the finest whole sperm oil candles in the world. The years had been unkind to the Candleworks eventually leading it to being an abandoned and boarded up building. Gaudreau Development in conjunction with two non-profit organizations and the City of New Bedford entered a partnership which furnished the expertise and capital that lead to the rejuvenation of this property and once again its productive use within the community.

As another example, we have the Shadow Farm in Wakefield, Rhode Island, a 32 acre turn of the century estate that will become 60 luxury condominiums. The main house will be converted into 6 residential units. The barn will be converted into 15 residential units and a total of 39 new units will be built respecting the elegance of days gone by. Two significant accolades have been bestowed on this development:

1. On January 31, 1981 at the National Association of Home Builders Convention in Las Vegas, Nevada it received the Better Homes and Gardens Magazine Sensible Growth Award for 1980;

2. In the March 9, 1981 issue of TIME Magazine, Shadow Farm was used as an example of one of America's great estates that is being sensitively restored and preserved.

The foregoing are two examples of the sensitivity with which the Gaudreau organization approaches its work.

There are other properties from the Knox Hotel in Thomaston, Maine to the A.B. Dick Office/Warehouse in Warwick, Rhode Island to the Metropolitan Insurance facility in Rhode Island to the recycled Westward-Ho Hotel in Phoenix, Arizona which opens this week as a 280 unit apartment complex.

There are even two properties in Indianapolis, the ECLC Nursery Schools, part of a nine city, eight state chain acquired from the Singer Company in 1978. We are used to paying property taxes in Indiana and expect to be paying more of them in Fort Wayne.

On the matter of taxes, there is another bill you will consider regarding voluntary annexation of the Allen County land. The document prepared by the City of Fort Wayne Department of Community Development and Planning regarding annexation projects the development will cost the City approximately \$54,150 in expenditures over the five year period from June 1, 1981, and that in the same period it will produce property tax revenues of \$116,730, or a positive net effect to the City of \$62,580.

Speaking of Fort Wayne approximately one year's planning has gone into getting us to where we are tonight - before you requesting the last in a series of approvals necessary to commence a development in a manner that makes the most sense to us.

We were first attracted to our site because:

1. It generally falls within the areas identified in the Fort Wayne Housing Assistance Plan - part of the City's Community Development Block Grant application - for the intended development;
2. It is a site long felt by planning officials to be appropriate for the intended use and;
3. All of the site within the City's limits of Fort Wayne is zoned for multi-family residential development. I will get back to that gentlemen, but the key element here tonight is 23% of the entire site is zoned correctly for our purposes. Are we going to have orderly growth and good planning or are we going to have to do something else?

We find the neighborhood is neither rural residential or purely single family. It is one of a commercial nature with major shopping areas and one of dense residential habitation. It is an urban residential area. The portion in the City of Fort Wayne is zoned and all we ask is as the City grows let zoning grow to accomodate growth. This is not a request for spot zoning. This is merely a request to continue existing zoning in the direction of growth.

I would now like to address myself to some inaccurate statements I understand were made before this body last week.

Hanna Stith stated "Today we were awakened by another nightmare. an eighty-eight private low-income housing apartment to be built on our front doorstep." I would like to say this about Mrs. Stith's remarks.

1. As previously noted the parcel is partially zoned and in the general path of the Housing Assistance Plan in the CDBG application. Anyone truly interested in community planning and growth should realize sooner or later there will be apartments on this site;

2. On January 9th, Mr. McNellis, Mr. Rutledge, Mr. David Twombly of the Gaudreau organization and myself met with Councilman Stier after having met with our architects and members of the

professional staff of the City Planning Commission. These meetings were for the purpose of giving information about the intended development to interested planning and political persons.

3. On February 9th we appeared before the Planning Commission at a public hearing. There was not one person present who had anything to say about our plans. Quite frankly we were presently surprised that our plans were received and understood as well as they were that night.

Actually, after the meeting, one person, Tom Shank, expressed strong interest in our plans. He explained that he was a mechanical subcontractor who wanted to be kept informed of construction plans so he could bid on the job. In sixteen years in this business gentlemen I have never seen a subcontractor go so far to make contact with a developer. It gives credence to the stories we have heard about the depressed nature of your building economy.

How does Mrs. Stith explain her position as a community leader if she only learned about the development one week ago when information has been available to the public for two months? Furthermore, how informed, reasonable and professional is such new found knowledge? Mrs. Stith also stated, "Many undesirables will be brought into the south end of town." I think an explanation and quantification of these "undesirables" is needed.

Our complex will be built with federal mortgage insurance provided under Section 221-d-4 of the National Housing Act of 1934 and rent subsidies from HUD provided under Section 8 of the United States Housing Act of 1937 as added by the Housing and Community Development Act of 1974.

The subsidy is assistance to lower-income families and handicapped. Eligibility is governed by households with income amounting to less than 80% of the area median income as determined by HUD.

Attached to this letter are three exhibits which show the following:

1. Estimated and projected incomes - City of Fort Wayne - for the years 1979, 1980, and 1985 (Exhibit I).

2. HUD definitions of Low and Very Low Income for Allen County, Indiana (Exhibit II).
3. HUD established rentals for a complex such as the one we plan (Exhibit III).

In essence the Government says no person in a qualifying income level shall pay more than 25% of gross income for rent. For example, a husband and wife with one male and one female child having an annual income of \$17,000.00 would qualify for tenancy; they would occupy a three-bedroom unit (HUD requires separate bedrooms for children of opposite sex); they would pay 25% of their income as rent or \$4,250.00 per annum (\$354.16 per month). The Government would subsidize the difference between rent paid by the tenant and the market rates set by HUD. Currently in Fort Wayne the rents for a three-bedroom unit range from \$427.00 to \$452.00 per month, so in our illustration we are talking about a subsidy of between \$72.83 and \$97.83 per month. (This illustration is taken directly from figures contained in Exhibits II and III.)

I would direct your very specific attention to Exhibits I and II. Gentlemen, according to the figures contained in these Exhibits the 1979 estimate of Fort Wayne citizen households of three people earning less than \$15,500.00 is 40.5% and the 1980 forecast is 36.3%. That is the absolute minimum number of individual households that are eligible for subsidy. Quantifying that number we are talking about between 30,300 and 33,800 households! As household size expands you move into a category of household income where another 40% of your population lies. Whether you like these figures or not I would estimate that according to the Federal Government method of measurement at least half of your constituency is eligible for housing assistance subsidy.

I reiterate, Mrs. Stith stated "that many undesirables will be brought into the south end of town". It seems to me that the problem is not the City's nor the neighborhood's, but Mrs. Stith's. How can anyone rationally find 50% of the population of the City the size of Fort Wayne undesirable, call herself a community leader, and continue to reside in the area?

I wish to take specific objection to Mrs. Stith's remarks "low income housing brings problems with which we are all aware. Numerous problems, too numerous to discuss here." What, I ask,

are the problems at Southtown Square, the only existing Section 8 low-income complex in Fort Wayne which happens to be immediately adjacent to our site?

When Mr. Michael Fisher addressed you, he talked about "yet another low-income housing project in the Southeast section of Fort Wayne", and he protested "a lack of concern by the developer and City Planning Department for the residents and surrounding community" and he questioned "the use of Federal money by an outsider". Mr. Rutledge, a native of Fort Wayne, obtained the Federal money. How can he be called an outsider? Mr. Fisher stated he is President of the Branning Hill Community Association and we would respectfully suggest that one in such a position of public trust be better informed as to existing City zoning, existing City land use plans, and the City's housing assistance plans furnished to HUD.

Mr. John Niemeyer objected to putting "another 88 units of three and four bedroom size" on a road of questionable vehicle access. Had Mr. Niemeyer attended the public meeting on February 9, he would know that there is not one four-bedroom apartment anywhere in our complex. I repeat that. Not one four-bedroom unit anywhere in our complex. Out of total of 88 units, only 24 units, or 27% of the total, are three bedrooms and each of those units is in a two-story townhouse. Had Mr. Niemeyer attended our public meeting he would also know that at the request of HUD we increased our on-site parking areas by 25% and still fall well within acceptable planning standards as espoused by the City Traffic Engineer.

In every aspect but parking this development is well below City maximums for a property this size. In addition, while parking exceeds Code requirements, City Planning has yielded to the wisdom of HUD in this area.

Gentlemen, I appreciate your patience. We are going to build some number of apartments on the site in question. My understanding is if we went to maximum allowable density on the entire parcel we could build 117 units. We do not want to do that. We only want to build 88 units. If the six plus acres in question remains unzoned for multiple-family building, we will probably go to the high and permissible development on the currently zoned three acre portion. My client has spent

\$40,000.00 to date on this development and they have every intention of proceeding with some form of building. We would accept a development limit of 88 units because we do not want to over saturate land use. We think our plan makes environmental and economic sense.

The Indianapolis office of HUD has extended our submission deadline for "firm commitment" until Monday, May 4, 1981 - that is seven weeks from yesterday. In the time between now and then we must complete zoning and annexation as well as architectural working drawings. We cannot authorize working drawings at an expense of some \$75,000.00 until the zoning question is resolved. I understand you will vote on this matter next week and I urge you not to delay your vote nor to do anything but cast it in the affirmative.

When requesting a zoning change a developer should attempt to prove all elements of public health, safety and welfare have been included in planning. There is adequate water and sewer service present for the complex. There is adequate public safety, i.e., police and fire protection, and there is adequate traffic ingress and egress. To the extent the complex has been planned, your City Planning Department has approved it.

We have shown that this is not an isolated item of public assistance to an insignificant portion of your City; we have shown half of your City constitutes the eligible pool of tenants for our complex.

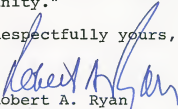
The nation has entered an era of austerity. We are quite apprehensive that if we do not receive zoning and annexation approval and process for firm commitment, the funds reserved by HUD for this development may be awarded to another part of the country. Do you want your local contractors to miss a \$3.5 million building opportunity? I would hope that sensible land use, compassion for Americans of less affluence, and appreciation of the need to start curing a national housing nightmare right at home would lead you to pass the zoning bill before you.

Centennial/Fort Wayne Associates wants to start off on the right foot with the political leaders of the City in which it has chosen to do business. We do want any acrimony or hostile attitudes to develop between us. Nor do we want you to make a decision based upon ill-founded and false information expressed by a few so-called community leaders.

City Council Members
March 17, 1981
Page 9.

I think it boils down to a vote for sensible land use, an extension of zoning in the path of growth, or a vote for irrational decision based upon innuendo. Coming out on the plane I read a marvelous article about James Rouse, a nationally prominent mortgage banker and shopping center developer who has been honored as one of Fortune Magazine's 1980 Business Hall of Fame, in which he states, "Man is God's instrument for carrying out the on-going creation. That means everything we do in the environment, what we build or fail to build places a tremendous responsibility on us - and a tremendous opportunity."

Respectfully yours,



Robert A. Ryan
Managing Partner

RAR/cak

INCOME FORECAST REPORT

INDIANA
FORT WAYNE
TRADE AREA

LATITUDE: 0 0 0
LONGITUDE: 0 0 0
SPECIFIC INCLUSIONS ONLY

	WEIGHTING				100.0
	1979 (EST.)	1980 FORECAST	1985 FORECAST	1980-1985 CHANGE	ANNUAL GROWTH
POPULATION	248891	250223	258457	8234	0.6%
HOUSEHOLDS		83446	85210	1564	0.4%
FAMILIES		59658	60719	1061	0.4%
AVG HH SIZE		2.9	3.0	0.0	0.3%
AVG FAM SIZE		3.4	3.4	0.0	0.3%
TOT INC (MIL\$)		1709.9	2115.6	405.7	4.4%
PER CAPITA INC	\$	6933 \$	8185 \$	1352	3.7%

	1979 (EST.)	%	1980 FORECAST	%	1985 FORECAST	%
FAMILY INCOME						
\$ 0- 4999	2111	3.5	1783	3.0	698	1.1
\$ 5000- 6999	1936	3.3	1562	2.8	707	1.2
\$ 7000- 9999	3221	5.4	2684	4.5	975	1.3
\$ 10000-14999	12098	20.3	10968	18.4	6090	10.0
\$ 15000-24999	27980	47.0	29053	48.7	31842	52.4
\$ 25000-49999	9856	16.6	10920	18.3	16529	27.2
\$ 50000 UP	2342	3.9	2588	4.3	3878	6.4
TOT NO. FAMILIES	59544	100.0	59658	100.0	60719	100.0

AVG FAM INC	\$	21248	\$	22129	\$	26017
MEDIAN FAM INC	\$	19719	\$	19382	\$	21874

HOUSEHOLD INCOME						
\$ 0- 4999	4839	8.2	5925	7.1	2608	3.1
\$ 5000- 6999	4390	5.3	3936	4.7	2047	2.4
\$ 7000- 9999	5640	6.8	4819	5.8	2108	2.5
\$ 10000-14999	16867	20.2	15437	18.7	9665	11.3
\$ 15000-24999	34684	41.6	36452	43.6	42198	49.5
\$ 25000-49999	12078	14.5	13513	16.2	21372	25.1
\$ 50000 UP	2966	3.6	3314	4.0	5212	6.1
TOT NO. HH	83446	100.0	83546	100.0	85210	100.0

AVG HH INC	\$	19490	\$	20442	\$	24828
MEDIAN HH INC	\$	17305	\$	18143	\$	21203

IMPORTANT: 1. HOUSEHOLD INCOME INCLUDES THE INCOME OF FAMILIES AND UNRELATED INDIVIDUALS. HOUSEHOLD INCOME IS THE TOTAL AVAILABLE INCOME IN THE AREA.
2. ALL MONETARY FIGURES ARE EXPRESSED IN 1980 DOLLARS

SOURCE: CACI, ARLINGTON, VIRGINIA
LOS ANGELES, CALIFORNIA

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DEFINITIONS

LOW AND VERY LOW INCOME

ALLEN COUNTY, INDIANA

<u>FAMILY SIZE IN PERSONS</u>	<u>VERY LOW INCOME</u>	<u>LOW INCOME</u>
1	\$ 7,300	\$12,100
2	8,300	13,800
3	9,350	15,500
4	10,400	17,300
5	11,250	18,350
6	12,050	19,450

SOURCE: UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

DEFINITIONS

SEMI-DETACHED AND WALK-UP APARTMENT RENTALS

ALLEN COUNTY, INDIANA

<u>APARTMENT SIZE</u>	<u>MONTHLY RENTAL</u>
ONE (1) BEDROOM	\$327-344
TWO (2) BEDROOM	\$387-405
THREE (3) BEDROOM	\$427-452

SOURCE: UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



Sturges ♦ Griffin ♦ Trent ♦ Company, Inc.

202 WEST BERRY STREET ♦ SUITE 610 ♦ FORT WAYNE, INDIANA 46802
TELEPHONE 219 424-8448

March 17, 1981

Centennial/Fort Wayne Associates
c/o Mr. Paul B. McNellis
Suite 2100
Fort Wayne National Bank Building
Fort Wayne, IN 46802

Dear Mr. McNellis:

Regarding: Highest and Best Use Analysis of 9 Acre Land Tract Located to the Rear of 7915 Old Decatur Road.

Pursuant to your request, I inspected the subject property on March 17, 1981, relative to an analysis of the highest and best use of that property.

In completing this analysis, particular attention was given to the neighborhood in which the subject property is located. The definition of a neighborhood can simply be stated as a grouping of similar or complementary land uses. The subject neighborhood is most significantly affected by the presence of the Southtown Mall. The existence of this shopping center provides an anchor to adjoining commercial and residential uses. Without a variety of land uses in a neighborhood, it would not exist in that complementary land uses are necessary. The subject property is east of U.S. 27 and east of Old Decatur Road, which U.S. 27 replaced. Between Old Decatur Road and U.S. 27 is a complex of commercial establishments, namely, the K-Mart facility, the Ayr-way facility, and various fast-food restaurants and other commercial establishments. Along the east side of Old Decatur Road is located the Southtown Park Mobile Home Park, the Trinity Lutheran Church, and the Southtown Square Apartments. The Southtown Square Apartments are three-story apartments and consist of 212 units and represent subsidized housing. The subject property adjoins this complex on the east. To the east of the subject land, there is a large open land area, but before coming to Hessen Cassel Road, which is the next major north-south arterial to the east, one comes to Brandon Hills, which is currently being developed.

In any land use planning, it is good to have a transition from commercial to multi-family to single-family land. The subject property fulfills the transition from commercial to single-family. The proposed project appears to be a high quality complex of one and two-story structures with community center. The use of the subject land as a transition from the three-story apartment building is an excellent extension of transition land to single-family residential.

The subject project proposes 88 units on 9 acres, which is a density of 9.78 units per acre. This compares to the Southtown Square Apartments immediately to the west, which are situated on 10.86 acres and contain 212 units, for a density of 19.52 units per acre. This again points that the proposed project provides a transition from higher land uses to lower land uses. The next most logical land use to the east after the subject property would be for single-family residential, which generally have 3.5 to 4 units per acre. The following is a sampling of apartment projects in the Fort Wayne community and their respective densities as compared to the subject's proposed density.

<u>Apartments</u>	<u>Number Units</u>	<u>Land Area</u>	<u>Units/Acre</u>
Winchester Woods (S)	168	10.00 Acres	16.80
Willow Creek Crossing (S)	234	15.65 "	14.95
Farrington (N)	200	17.00 "	11.76
Brighton Meadows (SW)	248	19.00 [±] "	13.05
Stone Pointe Village (N)	152	21.30 "	7.14
Shoaff Park Villas (NE)	154	11.05 "	13.94
Park Place (NE)	216	12.72 "	16.98
Regency Park (NE)	226	17.48 "	12.93
Southtown Square (SE)	212	10.86 "	19.52
Subject (SE)	88	9.00 "	9.78

As can be seen from examining the above summary, the subject's density is significantly less than most apartment complexes and only slightly over twice the density of a single-family subdivision.

The subject property, until recently, was under the jurisdiction of two separate zoning boards, with the northerly 3 acres being under the jurisdiction of the Fort Wayne Planning Commission and the southerly 6 acres being under the Allen County Plan Commission. The northerly 3 acres is zoned RA, which is a multi-family classification requiring plan approval by the Fort Wayne Planning Commission. The remaining 6 acres has recently become under the jurisdiction of the Fort Wayne Planning Commission and has a zoning of R-1, which is compatible with its previous zoning classification of RS-1 as imposed by the county. It would very logical to include the 6 acre land tract in the RA zoning classification in that: 1. It appears that the intent of the Fort Wayne Planning Commission was to have a buffer between the commercial area and single-family residential area of multi-family land; 2. It would be practical to have a buffer of a lower land density between the existing 212-unit Southtown Square Apartment complex and the single-family residential land to

the east of the subject property; 3. Access to the subject land tract is by means of Serenity Drive on the south and an access roadway on the north. The subject land tract would not be conducive for single-family residential use in that it does not have good identity on a major thoroughfare and is a logical extension of the multi-family zoned land to the west.

You have asked that I indicate my opinion as to the effect of the proposed 88-unit complex on the immediate neighborhood of the subject property as well as the southeast sector of the city. Relative to the effect on the immediate neighborhood, the proposed project would be a logical transition land use from intense commercial to intense multi-family to light multi-family use, as proposed for the subject property. The land use would be complementary to those surrounding land uses. As to the effect on the southeast sector of the city, I see the proposed land use as being totally complementary to the varied land uses in the southeast sector.

The preceding is a brief discussion of the highest and best use of the subject property and considers many socioeconomic factors affecting highest and best use. It is my opinion that the subject project is highly compatible with the immediate land uses and the wider land uses in the southeast sector. Also, the subject property is adequately served by city utilities, public transportation, and major arterials which offer even more justification for the proposed use as an 88-unit apartment complex.

If I can be of further assistance to you in this matter, please feel free to contact me at any time.

Very truly yours,

STURGES, GRIFFIN, TRENT & COMPANY, INC.


Lowell K. Griffin, MAI

kaf

APPRAISAL QUALIFICATIONS

OF

LOWELL K. GRIFFIN, MAI

FORMAL EDUCATION

Purdue University: majored in economics, B.S.
DePaul University: 27 hours toward Masters Degree in Business
Management

SPECIALIZED EDUCATION

American Institute of Real Estate Appraisers:
Course I - General Appraisal Principles
Course II - Urban Real Estate Appraising
Course VI - Ellwood Capitalization
Course VII - Industrial Appraising
Appraisal of Partial Interests

Society of Real Estate Appraisers:
An Introduction to Appraising Real Property
Principles of Income Property Appraising

Indiana State Highway Commission:
48-hour right-of-way course covering:

1. Real estate law
2. Engineering design
3. Appraisal practices
4. Court testimony
5. Soils
6. Plan reading
7. Public relations
8. Condemnation proceedings

General Real Estate:
Real Estate Course
Mathematics of Real Estate in Construction and Analysis of an
After-Tax Cash Flow Model
Office Building Development
Real Estate Feasibility Analysis for the Appraiser
CCIM 101 - Fundamentals of Real Estate Investment and Taxation

PROFESSIONAL EXPERIENCE

Indiana State Highway Commission:
Staff Appraiser
Review Appraiser Supervisor - reviewed appraisals on commercial,
industrial, and special purpose properties
Staff Appraiser and Supervisor - appraised and supervised staff
personnel in the appraisal of properties for condemnation
purposes

General Services Administration:

Staff Appraiser

Assistant Director, Appraisal Staff - supervised the appraisal of real estate for the U.S. Government in the states of Indiana, Illinois, and Michigan

Assistant Director, Real Property Division - supervised the disposal of real estate in a six-state market area

Harding, Dahm & Company, Inc.

Vice President of Investment Analysis Division

Sturges, Griffin, Trent & Company, Inc.

Secretary-Treasurer and Director of Appraisal Staff

PROFESSIONAL ORGANIZATIONS

Member - American Institute of Real Estate Appraisers

Member - American Right-of-Way Association

Member - Fort Wayne Real Estate Board

Indiana Real Estate Broker #15532

TEACHING EXPERIENCE

Have conducted regular monthly education meetings for Chapter 27 of the American Institute of Real Estate Appraisers. Have conducted all-day seminars for the local chapters of the American Institute of Real Estate Appraisers, Society of Real Estate Appraisers, Association of Federal Appraisers, Marion Real Estate Board, General Services Administration, and Indiana & Michigan Electric Company.

CLIENTS SERVED

Fee assignments include individuals, corporations, attorneys, banks, Indiana State Highway Commission, National Park Service, General Services Administration, United States Postal Service, Corps of Engineers, and local urban renewal departments. Have completed appraisals on commercial, industrial, rural, and special purpose properties. Have provided court testimony for the state of Indiana, the Federal Government, and in various local courts.

SPECIAL AWARDS

In 1973 was nominated by Region 5 of the General Services Administration for the Outstanding Professional Employee of the Year Award.

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The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic educational certification. I am certified under this program through December 31, 1983.



Sturges ♦ Griffin ♦ Trent ♦ Company, Inc.

202 WEST BERRY STREET ♦ SUITE 610 ♦ FORT WAYNE, INDIANA 46802
TELEPHONE 219 424-8448

March 17, 1981

Centennial/Fort Wayne Associates
c/o Mr. Paul B. McNellis
Suite 2100
Fort Wayne National Bank Building
Fort Wayne, IN 46802

Dear Mr. McNellis:

Regarding: Highest and Best Use Analysis of 9 Acre Land Tract Located to the Rear of 7915 Old Decatur Road.

Pursuant to your request, I inspected the subject property on March 17, 1981, relative to an analysis of the highest and best use of that property.

In completing this analysis, particular attention was given to the neighborhood in which the subject property is located. The definition of a neighborhood can simply be stated as a grouping of similar or complementary land uses. The subject neighborhood is most significantly affected by the presence of the Southtown Mall. The existence of this shopping center provides an anchor to adjoining commercial and residential uses. Without a variety of land uses in a neighborhood, it would not exist in that complementary land uses are necessary. The subject property is east of U.S. 27 and east of Old Decatur Road, which U.S. 27 replaced. Between Old Decatur Road and U.S. 27 is a complex of commercial establishments, namely, the K-Mart facility, the Ayr-way facility, and various fast-food restaurants and other commercial establishments. Along the east side of Old Decatur Road is located the Southtown Park Mobile Home Park, the Trinity Lutheran Church, and the Southtown Square Apartments. The Southtown Square Apartments are three-story apartments and consist of 212 units and represent subsidized housing. The subject property adjoins this complex on the east. To the east of the subject land, there is a large open land area, but before coming to Hessen Cassel Road, which is the next major north-south arterial to the east, one comes to Brandon Hills, which is currently being developed.

In any land use planning, it is good to have a transition from commercial to multi-family to single-family land. The subject property fulfills the transition from commercial to single-family. The proposed project appears to be a high quality complex of one and two-story structures with community center. The use of the subject land as a transition from the three-story apartment building is an excellent extension of transition land to single-family residential.

The subject project proposes 88 units on 9 acres, which is a density of 9.78 units per acre. This compares to the Southtown Square Apartments immediately to the west, which are situated on 10.86 acres and contain 212 units, for a density of 19.52 units per acre. This again points that the proposed project provides a transition from higher land uses to lower land uses. The next most logical land use to the east after the subject property would be for single-family residential, which generally have 3.5 to 4 units per acre. The following is a sampling of apartment projects in the Fort Wayne community and their respective densities as compared to the subject's proposed density.

<u>Apartments</u>	<u>Number Units</u>	<u>Land Area</u>	<u>Units/Acre</u>
Winchester Woods (S)	168	10.00 Acres	16.80
Willow Creek Crossing (S)	234	15.65 "	14.95
Farrington (N)	200	17.00 "	11.76
Brighton Meadows (SW)	248	19.00 ⁺ "	13.05
Stone Pointe Village (N)	152	21.30 "	7.14
Shoaff Park Villas (NE)	154	11.05 "	13.94
Park Place (NE)	216	12.72 "	16.98
Regency Park (NE)	226	17.48 "	12.93
Southtown Square (SE)	212	10.86 "	19.52
Subject (SE)	88	9.00 "	9.78

As can be seen from examining the above summary, the subject's density is significantly less than most apartment complexes and only slightly over twice the density of a single-family subdivision.

The subject property, until recently, was under the jurisdiction of two separate zoning boards, with the northerly 3 acres being under the jurisdiction of the Fort Wayne Planning Commission and the southerly 6 acres being under the Allen County Plan Commission. The northerly 3 acres is zoned RA, which is a multi-family classification requiring plan approval by the Fort Wayne Planning Commission. The remaining 6 acres has recently become under the jurisdiction of the Fort Wayne Planning Commission and has a zoning of R-1, which is compatible with its previous zoning classification of RS-1 as imposed by the county. It would very logical to include the 6 acre land tract in the RA zoning classification in that: 1. It appears that the intent of the Fort Wayne Planning Commission was to have a buffer between the commercial area and single-family residential area of multi-family land; 2. It would be practical to have a buffer of a lower land density between the existing 212-unit Southtown Square Apartment complex and the single-family residential land to

the east of the subject property; 3. Access to the subject land tract is by means of Serenity Drive on the south and an access roadway on the north. The subject land tract would not be conducive for single-family residential use in that it does not have good identity on a major thoroughfare and is a logical extension of the multi-family zoned land to the west.

You have asked that I indicate my opinion as to the effect of the proposed 88-unit complex on the immediate neighborhood of the subject property as well as the southeast sector of the city. Relative to the effect on the immediate neighborhood, the proposed project would be a logical transition land use from intense commercial to intense multi-family to light multi-family use, as proposed for the subject property. The land use would be complementary to those surrounding land uses. As to the effect on the southeast sector of the city, I see the proposed land use as being totally complementary to the varied land uses in the southeast sector.

The preceding is a brief discussion of the highest and best use of the subject property and considers many socioeconomic factors affecting highest and best use. It is my opinion that the subject project is highly compatible with the immediate land uses and the wider land uses in the southeast sector. Also, the subject property is adequately served by city utilities, public transportation, and major arterials which offer even more justification for the proposed use as an 88-unit apartment complex.

If I can be of further assistance to you in this matter, please feel free to contact me at any time.

Very truly yours,

STURGES, GRIFFIN, TRENT & COMPANY, INC.


Lowell K. Griffin, M.A.I.

kaf

APPRAISAL QUALIFICATIONS

OF

LOWELL K. GRIFFIN, MAI

FORMAL EDUCATION

Purdue University: majored in economics, B.S.
DePaul University: 27 hours toward Masters Degree in Business
Management

SPECIALIZED EDUCATION

American Institute of Real Estate Appraisers:

- Course I - General Appraisal Principles
- Course II - Urban Real Estate Appraising
- Course VI - Ellwood Capitalization
- Course VII - Industrial Appraising
- Appraisal of Partial Interests

Society of Real Estate Appraisers:

- An Introduction to Appraising Real Property
- Principles of Income Property Appraising

Indiana State Highway Commission:

48-hour right-of-way course covering:

1. Real estate law
2. Engineering design
3. Appraisal practices
4. Court testimony
5. Soils
6. Plan reading
7. Public relations
8. Condemnation proceedings

General Real Estate:

- Real Estate Course
- Mathematics of Real Estate in Construction and Analysis of an
After-Tax Cash Flow Model
- Office Building Development
- Real Estate Feasibility Analysis for the Appraiser
- CCIM 101 - Fundamentals of Real Estate Investment and Taxation

PROFESSIONAL EXPERIENCE

Indiana State Highway Commission:

- Staff Appraiser
- Review Appraiser Supervisor - reviewed appraisals on commercial,
industrial, and special purpose properties
- Staff Appraiser and Supervisor - appraised and supervised staff
personnel in the appraisal of properties for condemnation
purposes

General Services Administration:

Staff Appraiser

Assistant Director, Appraisal Staff - supervised the appraisal of real estate for the U.S. Government in the states of Indiana, Illinois, and Michigan

Assistant Director, Real Property Division - supervised the disposal of real estate in a six-state market area

Harding, Dahm & Company, Inc.

Vice President of Investment Analysis Division

Sturges, Griffin, Trent & Company, Inc.

Secretary-Treasurer and Director of Appraisal Staff

PROFESSIONAL ORGANIZATIONS

Member - American Institute of Real Estate Appraisers

Member - American Right-of-Way Association

Member - Fort Wayne Real Estate Board

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Elmer J. Smith *Hights*
I Represent the Suburban Property Owners Association

1. In Council President and other members of Council, I wish to convey my thanks to you for being given the opportunity to speak before this meeting.
2. The Concern of the Suburban Heights Property Owners Association is the protection of their neighborhood from encroachment by Businesses or groups that will have no concern for the upgrading or maintenance of the neighborhood, and as a result, the neighborhoods will rapidly deteriorate due to lack of proper pride by individuals who have no equity in such property.
3. We will emphasize at this time that this opposition of putting low Rental and other type of "groups" housing mainly on the Southside of H. Wayne is not new and never has been a "RACIAL ISSUE". Although in the future it will become another Dayton, Ohio (whose West Side is 90% Black and had the most segregated School System in this Country until Bussing was started a few years ago... This Bussing is coming to a Deteriorating Halt in the near future).
4. We wish to emphasize to City Council to Completely Analyze the various requests of the Zoning Board when their Recommendations for Do Pass of a rezoning district is presented to them. This Analyzation must be made with the concern for all Citizens, the City of H. Wayne and also the individuals interest who made the zoning request change. To Down - Grade a neighborhood by changing

its "R" Status Cannot be beneficial to such a neighborhood, but on the other hand will surely cause its degradation by creating a feeling of futility to the affected residents.

City Council Pass Central this Condition and eliminate such ^{feelings of} futility by making "On Site" Analysis of all "Recommended" Zoning Changes before any Council Action is initiated.

5. With the proposed Southeast By-pass coming in the near future, Crowding of such Housing will only serve as a "Buffer" to prevent future businesses, ^{new and family housing,} ^{Restaurants,} Motels, etc from locating in the area and will also tend to kill the entire South-end of Fort Wayne relative to productive growth potential which will be detrimental to the City.

6. The Suburban Heights Property Owners Association officially request that no further Subsidized Housing be installed on the Southside of the City at this time.

Thanks for your concern.

Bill Z-81-0122

Cllo D. Smith
Exec. Board

Good evening - - - my name is Don Miller I represent the 154
home owners of Treir Ridge Park Association Phase I.

I am here tonight to urge this council not to pass ordinance Z-81-01-22;
which if passed, would rezone 6.85 acres east of Serenity Drive to accomodate
a sec. 8 low income housing complex.

I would like to remind the council, that none of us here tonight are
against low income housing, and a "no" vote by the council is not a vote against
low income housing but rather a vote against the indiscriminate rezoning of
residential neighborhoods. It is a vote against the continuing destrabilization
of Southeast Fort Wayne. Many arguments for and against this ordinance have
been brought before you tonight and I thank you for your patience. However,
while you deliberate and before you decide your position, I would like you
to consider these points

a. There is no demonstrable need for additional housing of this type
in Southeast Fort Wayne.

b. A concentration of this type of housing tends to destabilize the
neighborhood.

c. Rezoning and the subsequent annexation of this area, is of no
benefit to the city of Fort Wayne. In fact it might be a cost adder
since it adds nothing to the city's tax base yet:

1.) The street leading to this area is in poor condition and will
have to be repaired. (At whos expense?)

2.) A traffic light will probably be needed at Old Decatur Road
and South Anthony to handle the extra traffic. (At whos expense?)

d. Rezoning this area is merely an accomodation to an "out of state"
developer.

With these points in mind, I urge the council to vote no on the ordinance
and urge the developer to find a more suitable site, one that meets the needs
of Fort Wayne more equitably. Thank you.

My name is Phyllis Temple. I represent Colonial Heritage Assoc. which consist of 127 homes.

We oppose Ordinance Z-81-01-22, which if passed would rezone 6.85 acres of land at the East end of Serenity Drive, from single family suburban residential to multifamily residential for the express purpose of constructing the Centennial Townhouse Apartments, a Section 8, low income apartment complex.

We are not against low income housing, but we do feel that the distribution of these projects should be more evenly distributed throughout the city.

Presently there are a number of acres already zoned for projects of this kind. Spot zoning of this area encourages additional request for spot zoning in residential areas. Once it is zoned for multi residential use, request for various uses can follow which would meet ^{with} little opposition.

We are concerned about the type of management that will be provided ^{for} in this project. These are 1-2-3 bedroom units, what's the up keep going to be like and will there be a lot of transient people renting them?

The property for rezoning is adjacent to an existing low income senior citizens apartments. The new complex is multi family units which could disrupt the retired people already in the area/

We are concerned that insufficient study was done in recommending rezoning of this area for low income housing, since its located on the outer perimeter of the city.

A. FINANCE COMMITTEE

VIVIAN G. SCHMIDT, CHAIRMAN

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| S-81-03-03 | AN ORDINANCE AUTHORIZING THE CITY OF FORT WAYNE TO ISSUE ITS \$375,000 ECONOMIC DEVELOPMENT FIRST MORTGAGE REVENUE BONDS (CSC REALTY PROJECT) AND APPROVING AND AUTHORIZING OTHER ACTIONS IN RESPECT THERETO |
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| S-81-03-04 | AN ORDINANCE approving Civil City Purchase Order No. A-000558 with Allen County Motors, Inc. for a vehicle for the Humane Shelter |
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| S-81-03-05 | AN ORDINANCE approving Civil City Purchase Order No. 4-09479 with General Electric Company for portable radios for the Communications Department |
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| S-81-03-06 | AN ORDINANCE approving Civil City Purchase Order No. 4-09476 with General Electric Company for portable radios for the Communications Department |
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| S-81-03-07 | AN ORDINANCE approving a certain bid document for purchase of oil and petroleum products for the Board of Safety |
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| S-81-03-08 | AN ORDINANCE approving Civil City Purchase Order No. 4-09475 with General Electric Company for mobile radios for the Communications Department |
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| S-81-03-09 | AN ORDINANCE approving Civil City Purchase Order No. 4-0974 with General Electric Company for mobile radios for the Communications Department |
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| S-81-03-10 | AN ORDINANCE approving Civil City Purchase Order No. 4-09478 with General Electric Company for mobile radios for the Communications Department |
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| S-81-03-11 | AN ORDINANCE approving Civil City Purchase Order No. 4-09477 with General Electric Company for portable two way radios for the Communications Department |
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AGENDA

FORT WAYNE COMMON COUNCIL
IN COMMITTEE SESSION
TUESDAY
MARCH 17, 1981
ROOM 128 - 7:00 P.M.

PRESIDING OVER THE STANDING COMMITTEES
OF THE COMMON COUNCIL

JOHN NUCKOLS, PRESIDENT

SECRETARY OF THE COMMITTEE SESSION
OF THE COMMON COUNCIL

CHARLES W. WESTERMAN, CITY CLERK

LEGAL ADVISOR TO THE MEMBERS OF THE
COMMON COUNCIL

JOHN H. LOGAN, ATTORNEY

BURNS X, EISBART X, GiaQUINTA X, NUCKOLS X,
D. SCHMIDT X, V. SCHMIDT X, SCHOMBURG X,
STIER X, TALARICO X,

-
1. COMMUNICATION TO COUNCIL
 2. PRESIDENT'S REPORT TO COUNCIL
 3. ORDER OF GENERAL BUSINESS

CHARLES W. WESTERMAN, CITY CLERK

Representative - Aviation Board, regarding
hangers at Baer Field

Carl O'Neil - Director of Transportation,
regarding potholes

A. FINANCE COMMITTEE

VIVIAN G. SCHMIDT, CHAIRMAN
JAMES S. STIER, VICE CHAIRMAN
GiaQUINTA, BURNS, SCHOMBURG

S-81-03-22

AN ORDINANCE authorizing the City of Fort Wayne
to issue its "Economic Development First Mortgage
Revenue Bonds, Series 1981 (The Young Women's Christian
Association of Fort Wayne, Indiana)" and approving
other actions in respect thereto

B. REGULATIONS COMMITTEE

MARK E. GiaQUINTA, CHAIRMAN

 Bill No. Z-81-01-22 - continued

☒ Cleo Smith

☒ Suburban Heights Association

☒ Phyllis Temple

☒ Colonial Heritage Association

☒ George Hildenbrand

☒ Homes by Hildenbrand

☒ ~~Marcy Eastin~~ Dan Miller

☒ Trier Ridge Park Association, I

☒ Roger Summers

☒ Village Woods Association

 C. CITY UTILITIES COMMITTEE

PAUL M. BURNS, CHAIRMAN

VIVIAN G. SCHMIDT, VICE CHAIRMAN

EISBART, TALARICO, SCHOMBURG

S-81-03-18

AN ORDINANCE approving a contract for Sewer Improvement Resolution No. 318-80 between the City of Fort Wayne, Indiana, and Earth Construction & Engineering, Inc. for installation of a sanitary sewer

S-81-02-19

AN ORDINANCE approving City Utilities Purchase Order Numbers. 9898 and 9899 with Midwest Video Co. and Video Media Corporation, respectively for documentation for the Water Pollution Control Engineering Department

S-81-03-20

AN ORDINANCE approving City Utilities Purchase Order No. 9895 with Hefner Chevrolet, Inc. for a vehicle for the Water Maintenance Department

A. FINANCE COMMITTEE

VIVIAN G. SCHMIDT, CHAIRMAN

R-81-03-12

A RESOLUTION finding, determining and ratifying an Inducement Resolution of the Fort Wayne Economic Development Commission authorizing the issuance and sale of \$1,000,000.00 Economic Revenue Bonds of the City of Fort Wayne, Indiana, for the purpose of inducing the Applicant, Standard Building Partnership to proceed with the acquisition, construction and equipping of the Project

Walter Helmke - Attorney
 Authur Fruechtenicht - Attorney

B. REGULATIONS COMMITTEE

MARK E. GiaQUINTA, CHAIRMAN
 SAMUEL J. TALARICO, VICE CHAIRMAN
 V. SCHMIDT, STIER, D. SCHMIDT

Z-81-01-22 AN ORDINANCE amending the City of Fort Wayne
 Zoning Map No. P-31

Robert Glasper - Fort Wayne Housing Authority

✓ Paul Castelo
 Casselwood Association

Paul McNellis
 Attorney

✓ Barbara Shopman
 Pettit-Rudisill Association

Robert A. Ryan
 Developer

✓ Lena Kiemier
 Oxford Association

Mel Rutledge, Jr.

✓ Ron Pepoy
 Hoevelwood

Herb McGowan

✓ Carl McConnell
 Contentental Park

Paulette Lee
 Southtown

✓ Mitch Henke
 Trier Ridge Park Association, II

Lowell Griffen
 Appraiser

✓ John Riley *Subj. House*
 Eastland Gardens Association

Carolyn Jones
 Legal Council for N.A.A.C.P.

✓ Pete Lindsey
 Crown Colony Association

Bob Williams
 Urban League

✓ Haña Stith
 Private Citizen

Reverend Bledsoe

✓ Mike Fisher
 Branning Hills Association

C. CITY UTILITIES COMMITTEE

PAUL M. BURNS, CHAIRMAN

S-81-03-21 AN ORDINANCE approving a contract for Sewer Improvement Resolution No. 319-80 between the City of Fort Wayne, Indiana, and Earth Construction & Engineering, Inc. Contractor, for installation of a sanitary sewer

D. ANNEXATION COMMITTEE

BEN A. EISBART, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
V. SCHMIDT, TALARICO, GiaQUINTA

X-81-01-17 AN ORDINANCE annexing certain territory, commonly known as Southtown Mall West, and including the same in Councilmanic District No. 5

Ken McKrory - City Plan Department

R-81-01-18 A RESOLUTION of the Common Council setting forth the policy of the City in regard to the annexation of Southtown Mall West

Prepared by the office
of the City Clerk
Charles W. Westerman

Members of the Council

60 families- all home owners- in the Continental Park
Assoc. -- southeast F.W.

I urge Council to vote NO-- DO NOT PASS -- on ordinance
Z810122 dealing with re-zoning 6.8 acres of land near the
intersection of Tilman and Old Decatur Roads.

This re-zoning is for the purpose of building multiple
unit apartment house for low income families. I believe
that continuing to locate these multi-unit facilities in one
section of the city--the South end-- will create an imbalance
that will not be in the best interest of Ft. Wayne.

The result of this imbalance in all probability will be
a lowering of property values and a subsequent lowering
of the tax base. The long range effect of this will be a
depressed sector in our city, a condition which will reflect
on the entire city.

We believe housing should be built for the low income
families but it should be disseminated proportionately
throughout the city.

Thank You.

Elmer Rabbins

John Wiley
B-31
speaking
place of
support 366 homes
Eastland Gardens

Why should we support the Rezoning Petition No. Z 81 01 22?

The Fort Wayne Zoning Ordinance's - General Ordinance 2836 -
Article One - Purpose states in part "...the zoning regulations
are made in order that adequate convenience of access... and
that comfort, general conditions, the character of buildings
erected in each district, the most desirable use for which the
land in each district may be adapted and the conservation
of property values throughout the territory..." be maintained.

A subsidized low-income multi-family housing development planned
for in the Rezoning Petition Will NOT: Improve the convenience
of access to the local shopping centers presently in the
general vicinity! The Anthony - Tillman to Anthony - US27
is presently rather congested. The additional eighty eight
families would indeed add even more traffic and certainly
more pedestrian congestion at the Anthony - Old Decatur inter-
section. No vehicular traffic controls presently exists
there. There are no pedestrian traffic controls nor are
there any sidewalk improvements in the area. Will we the tax-
payers supply those services? Eastland Gardens, as well as

such AS

other neighborhoods in the area do not have public transportation. Rezoning will not improve access.

A subsidized low-income multi-family housing development ^{such as} planned for in the Rezoning Petition will NOT: Support the character of buildings within the district. We also believe that multi-family development will not. The area presently has several single family housing subdivisions which we feel are definite improvements. Southeast Fort Wayne also presently has more than their share of subsidized housing. Cannot Fort Wayne find one alternate area for the proposed project out side of the southeast quadrant??? We already have subsidized rental properties in our district that have yet to be filled. Why develop even more housing that may stand idle? Will unfilled multi-family dwellings improve the character of buildings?? Of course not.

A subsidized low-income multi-family housing development ^{such as} planned for in the Rezoning Petition WILL NOT: Be the most desirable use for the land area. The overall development of single family dwellings in the Southeast Fort Wayne and specifically in the

Tillman-Anthony-Tillman-Hessen Cassel area clearly demonstrate a preference for single family dwellings, presently as well as historically. We feel the homeowners' of single family dwellings desire to maintain his real property and improve his neighborhood is not a characteristic to be found in multi-family subsidized rental properties. The transient nature of the proposed multi-family developments tenants will not be the most desirable use for the land area. The long tenure of residence is what develops "ROOTS" and fosters pride of territory. Homeowners are of this group. A subsidized low-income multi-family housing development is not of this group.

A subsidized low-income multi-family housing development planned for in the Rezoning Petition WILL NOT: Conserve the Property Values throughout the territory. We would ask the developer of ~~the~~ ^{the} ~~subsidized low-income multi-family housing~~ project to demonstrate for us how the conservation of property values can possibly be maintained. When has a project of this nature ever stabilized or improved the property values of the district?

We would ask in closing " Will a Subsidized Low-Income Multit-
Family Housing Development Planned for in the Rezoning Petition
support any of the purposes set forth in Fort Wayne's Zoning
Ordinance?" We think not. We would hope you, the Council, help
us in voting against the Rezoning. We want very much to keep
Fort Wayne's south side a desirable place to live.

Members of the Council my name is George Hildenbrand. I've been a builder in the Fort Wayne area for over ten years, and I'm concerned about the Centennial Townhouse Apartments, Sec. 8 housing proposed for the southeast side of Fort Wayne. As I sat here last Tuesday, March 10, I heard Jon Neimeyer, Mike Fisher, and Hanna Stith express their feelings about people who own homes in the surrounding area. I, too, feel this area should not have more than it's share of low cost housing. I say this for two reasons: First, the people who have invested in homes in this area deserve to have their property values protected against being surrounded by low cost housing as well as the people on the north or west side of the city. Second, the transient families who are often drawn to housing of this type tend to put a burden on schools in the area because of special needs of the children.

It seems more reasonable to disperse this type of housing equally around the Fort Wayne area rather than concentrating it in one section. Thereby no single neighborhood has to be overpowered by low cost housing, since a small section of such housing should not upset the balance. And no schools would have to bear the burden of dealing with a great number of transient children.

Therefore I propose a vote against Ordinance Z81-0122.